



DEVELOPMENT REVIEW BOARD  
SUPPLEMENTAL SUBMITTAL

**(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)**

PROJECT NO. 2020-004024

Application No. SD-2021-00029

TO:

Planning Department/Chair

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

\*(Please attach this sheet with each collated set for each board member)

**NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.**

DRB SCHEDULED HEARING DATE: March 31, 2021 HEARING DATE OF DEFERRAL: March 10, 2021

**SUBMITTAL**

**DESCRIPTION:** Revised Preliminary Plat, Revised Infrastructure list, proof of resent notifications to Neighborhood

Association members and owners (Emailed notices and letters mailed out), applicant response letter to DRB

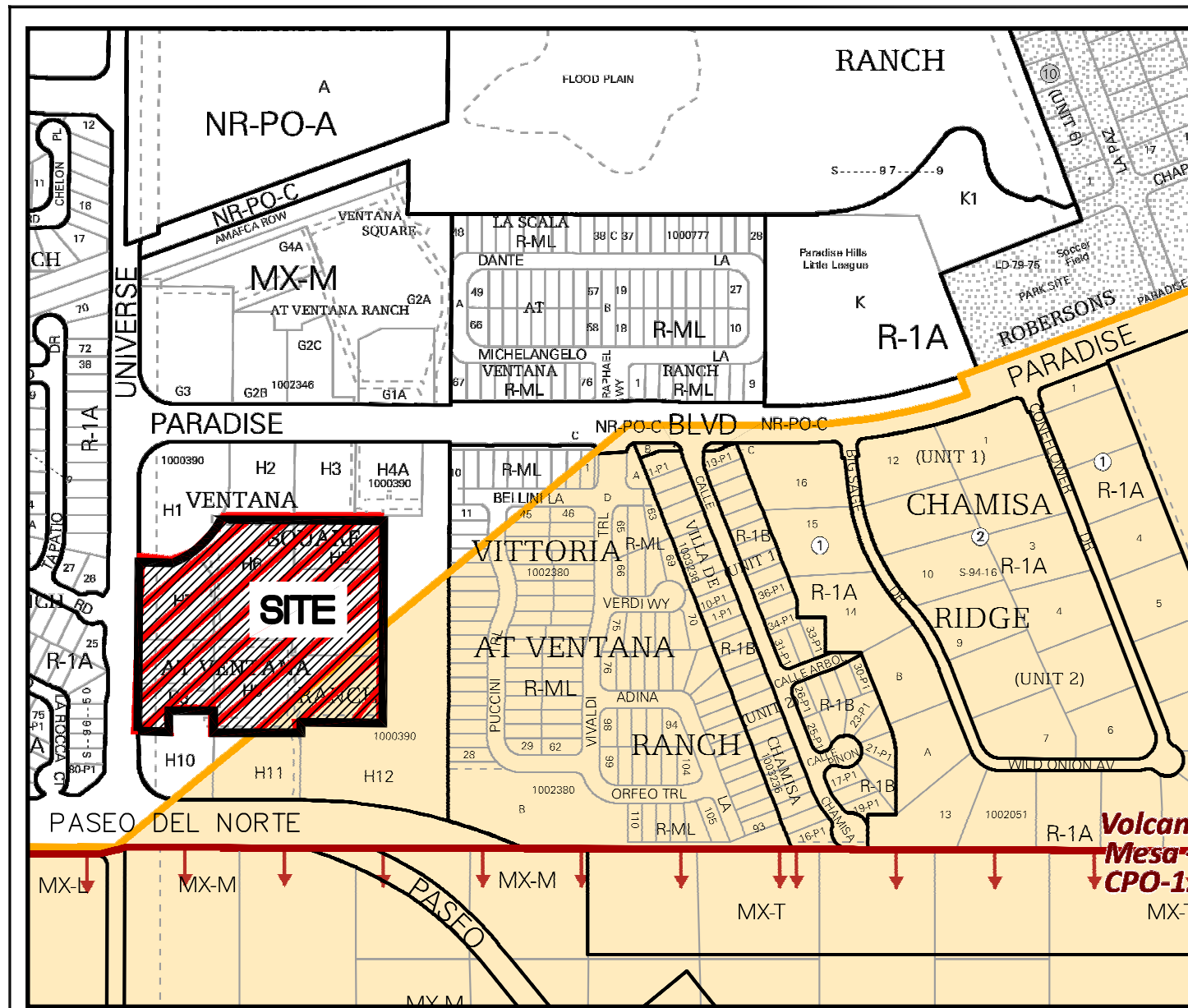
comments, Site Plan from previous plat of tracts North of subject properties, letter of authorization from owner

cross sections of roadways.

CONTACT NAME: Denise King

TELEPHONE: 896-3050 EMAIL: cartesiandenise@gmail.com





Vicinity Map - Zone Atlas B-10-Z

**Subdivision Data**

GROSS ACRESAGE . . . . . 8.7797 ACRES  
 ZONE ATLAS PAGE NO. . . . . B-10-Z  
 NUMBER OF EXISTING LOTS. . . . . 5  
 NUMBER OF LOTS CREATED. . . . . 6  
 MILES OF FULL-WIDTH STREETS. . . . . 0.000 MILES  
 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.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN HEREON.
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN AS (O) SHALL BE MARKED BY A 1/2" REBAR STAMPED "CARTESIAN LS #14271".
- PROPERTY SUBJECT TO THE COVENANT, CONDITIONS AND RESTRICTIONS FROM THE FOLLOWING FILED DOCUMENTS:
  - DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS FILED JULY 15, 2003, DOC. NO. 2003121810
  - FIRST AMENDMENT FILED JANUARY 7, 2004, DOC. NO. 2004001871
  - SECOND AMENDMENT FILED JANUARY 7, 2004, DOC. NO. 2004001872
  - THIRD AMENDMENT FILED MAY 13, 2004, DOC. NO. 2004065091
  - ASSIGNMENT OF DECLARANT'S RIGHTS FILED JANUARY 27, 2005, DOC. NO. 2005012998
  - FOURTH AMENDMENT FILED APRIL 11, 2006, DOC. NO. 2006051001
  - FIFTH AMENDMENT FILED APRIL 11, 2006, DOC. NO. 2006051002
  - SIXTH AMENDMENT FILED APRIL 11, 2006, DOC. NO. 2006051003
  - SEVENTH AMENDMENT FILED OCTOBER 30, 2012, DOC. NO. 2012114745
  - EIGHTH AMENDMENT FILED SEPTEMBER 2, 2015, DOC. NO. 2015077196

**Easement Notes**

- EXISTING 50' ELECTRIC RIGHT-OF-WAY EASEMENT (05/08/1953, BK. MISC 14, PG. 341, DOC. NO. 95018489)
- 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) PORTIONS VACATED BY THIS PLAT SHOWN HEREON AS
- 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)
- 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)
- 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)
- EXISTING 10' P.U.E. (03/04/2003, 2003C-50)
- EXISTING 10' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50) PORTIONS VACATED BY THIS PLAT SHOWN HEREON AS
- EXISTING 10' PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50) VACATED BY THE FILING OF THIS PLAT
- EXISTING 15' WATERLINE EASEMENT (7/30/2002, BK. A39, PG. 52201, DOC. NO. 2002095491) (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) PORTIONS VACATED BY THIS PLAT, SHOWN HEREON AS
- 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. 2002095494)
- EXISTING 20' UTILITY EASEMENT (12/03/2001, 2001C-35)

**Purpose of Plat**

- SUBDIVIDE EXISTING 5 TRACTS INTO 6 TRACTS, AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- VACATE EASEMENTS AS SHOWN HEREON.

**Legal Description**

TRACTS "H-5" THRU "H-9" OF VENTANA SQUARE AT VENTANA RANCH (A REPLAT OF TRACT H-A, VENTANA RANCH), ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, 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. 2003035708.

ACS Monument "13-B10"  
 NAD 1983 CENTRAL ZONE  
 X=1497757.7  
 Y=1525618.319 \*  
 Z=5424.81 \* (NAVD 1988)  
 G-G=0.999667778  
 Mapping Angle=-016°30.69"  
 \*U.S. SURVEY FEET

Line #	Direction	Length (ft)
L1	S 00°00'00" E	383.16'
L2	N 01°16'32" W	96.43'
L3	N 01°16'32" W	54.11'
L4	S 89°38'39" E	85.48'
L5	N 00°27'29" E	60.17'
L7	S 00°13'42" W	62.01'
L8	S 89°43'09" E	98.80'
L10	S 00°18'00" W	30.00'
L11	S 52°36'41" W	464.69'
L12	N 00°16'51" E	14.58'
L13	S 89°43'09" E	107.37'

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	4.32'	1578.00'	0°09'25"	4.32'	N 89°42'33" W
C2	154.48'	100.00'	88°30'43"	139.57'	S 45°31'54" E
C5	184.06'	245.00'	43°02'37"	179.76'	N 47°55'07" E

ACS Monument "2-C9"  
 NAD 1983 CENTRAL ZONE  
 X=1494519.241 \*  
 Y=1521672.052 \*  
 Z=5454.55 \* (NAVD 1988)  
 G-G=0.999666850  
 Mapping Angle=-016°52.77"  
 \*U.S. SURVEY FEET

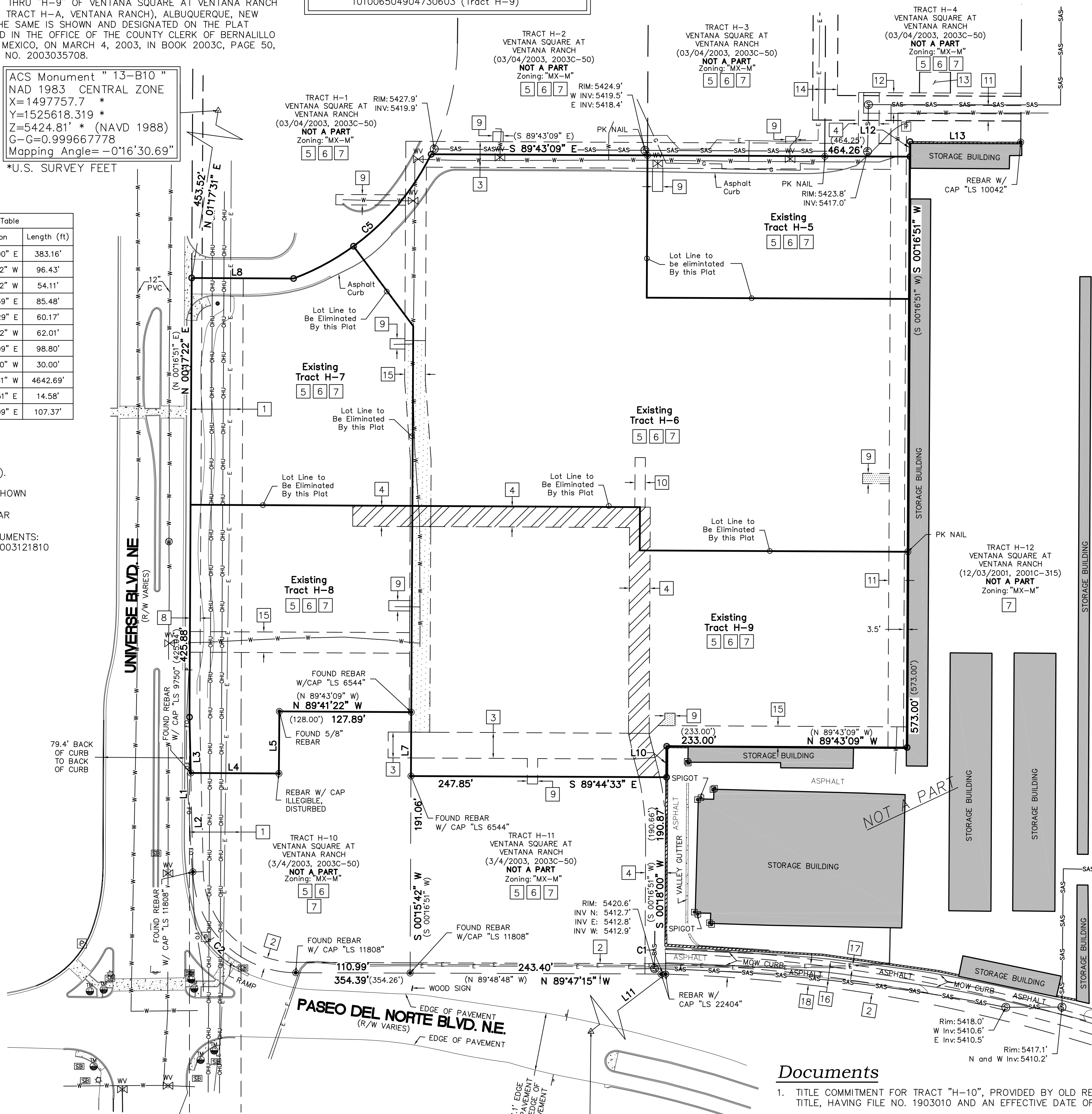
**Indexing Information**

Projected Section 10, Township 11 North, Range 2 East,  
 N.M.P.M. Town of Alameda Grant  
 Subdivision: Ventana Square at Ventana Ranch  
 Owner: Diamond Tail Realty LLC  
 UPC #: 101006506208830605 (Tract H-5)  
 101006504807330604 (Tract H-6)  
 101006501607230610 (Tract H-7)  
 101006501605030611 (Tract H-8)  
 101006504904730603 (Tract H-9)

**This Sheet Shows Existing Information (Including Vacated Easements, Existing Underground and Above Ground Utility Lines)**

**Solar Collection Note**

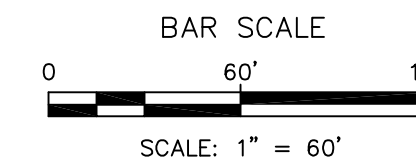
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.



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

**Legend**

Symbol	Description
N 90°00'00" E (N 90°00'00" E)	MEASURED BEARINGS AND DISTANCES (RECORD BEARINGS AND DISTANCES (03/04/2003, 2003C-50))
○	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
□	CONCRETE
▬	BLOCK WALL
—	METAL GATE
□	BOLLARD
☆	LIGHT POLE
⊠	SIGNAL BOX
⊠	TRAFFIC MAST
⊠	PULL BOX
⊠	WATER VALVE
⊠	MANHOLE
⊠	SIGN
—	OVERHEAD UTILITY LINE
⊠	WATER MANHOLE
⊠	WATER METER
⊠	FIRE HYDRANT
—	UNDERGROUND WATER UTILITY LINE (3" PVC, UNLESS MARKED OTHERWISE)
—	UNDERGROUND SANITARY SEWER LINE (8" PVC)
—	UNDERGROUND ELECTRIC UTILITY LINE
—	UNDERGROUND GAS UTILITY LINE (2" PE)
—	UNDERGROUND FIBER OPTIC UTILITY LINE
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
TAC 5075.50	TOP OF ASPHALT CURB ELEVATION
---	TRACT BOUNDARY LINE
---	ADJOINING BOUNDARY LINE
---	EASEMENT LINES, BOTH EXISTING AND PROPOSED
—	OVERHEAD UTILITY LINE
•	UTILITY POLE



APPROVED FOR MONUMENTATION AND STREET NAMES

*Loren Risenhoover* Mar 26, 2021  
 CITY SURVEYOR DATE

OWNER: DIAMOND TAIL REALTY, LLC  
 BY: THOMAS D. GROWNEY  
 ITS: MANAGING MEMBER

*Thomas D. Growney* Mar 26, 2021  
 THOMAS D. GROWNEY, MANAGING MEMBER DATE  
 DIAMOND TAIL REALTY, LLC

**Documents**

- TITLE COMMITMENT FOR TRACT "H-10", PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1903010 AND AN EFFECTIVE DATE OF MAY 2, 2019.
- PLAT OF RECORD FOR VENTANA SQUARE AT VENTANA RANCH FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 4, 2003, IN BOOK 2003C, PAGE 50.
- WARRANTY DEED FOR TRACTS "H6-H11", FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 9, 2004, IN BOOK A71, PAGE 2892, DOC. NO. 2004002902.
- WARRANTY DEED FRO TRACT "H5", FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 12, 2004, IN BOOK A75, PAGE 7110, DOCUMENT NO. 2004047250.

**CSI-CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244  
 wplotnerjr@gmail.com



**General Notes**

- EXISTING ZONING: "MX-M" MIXED USE-MODERATE INTENSITY  
PROPOSED ZONING: "MX-M" MIXED USE-MODERATE INTENSITY
- TOTAL ACREAGE: 8.7797 ACRES
- SETBACKS: REQUIRED  
FRONT: 5 FT. MINIMUM, NO MAXIMUM  
SIDE: 0 FT. INTERIOR; 5 FT. STREET SIDE  
REAR: 15 FT. MINIMUM, NO MAXIMUM
- THERE IS AN EXISTING STORM DRAINAGE EASEMENT, BLANKET IN NATURE ACROSS ALL EXISTING TRACTS. TO BE MAINTAINED BY THE OWNERS OF SAID TRACTS.
- A DRAINAGE PONDING AREA IS LOCATED ON TRACT B, VITTORIA SUBDIVISION AT VENTANA RANCH FILED (1/29/2003, 2003C-21). STORM DRAINAGE FROM SUBJECT TRACTS APPEAR TO DRAIN TO THIS PONDING AREA AS SHOWN HEREON.
- MANHOLES SHALL BE OFFSET AT ALL POINTS OF CURVATURE.

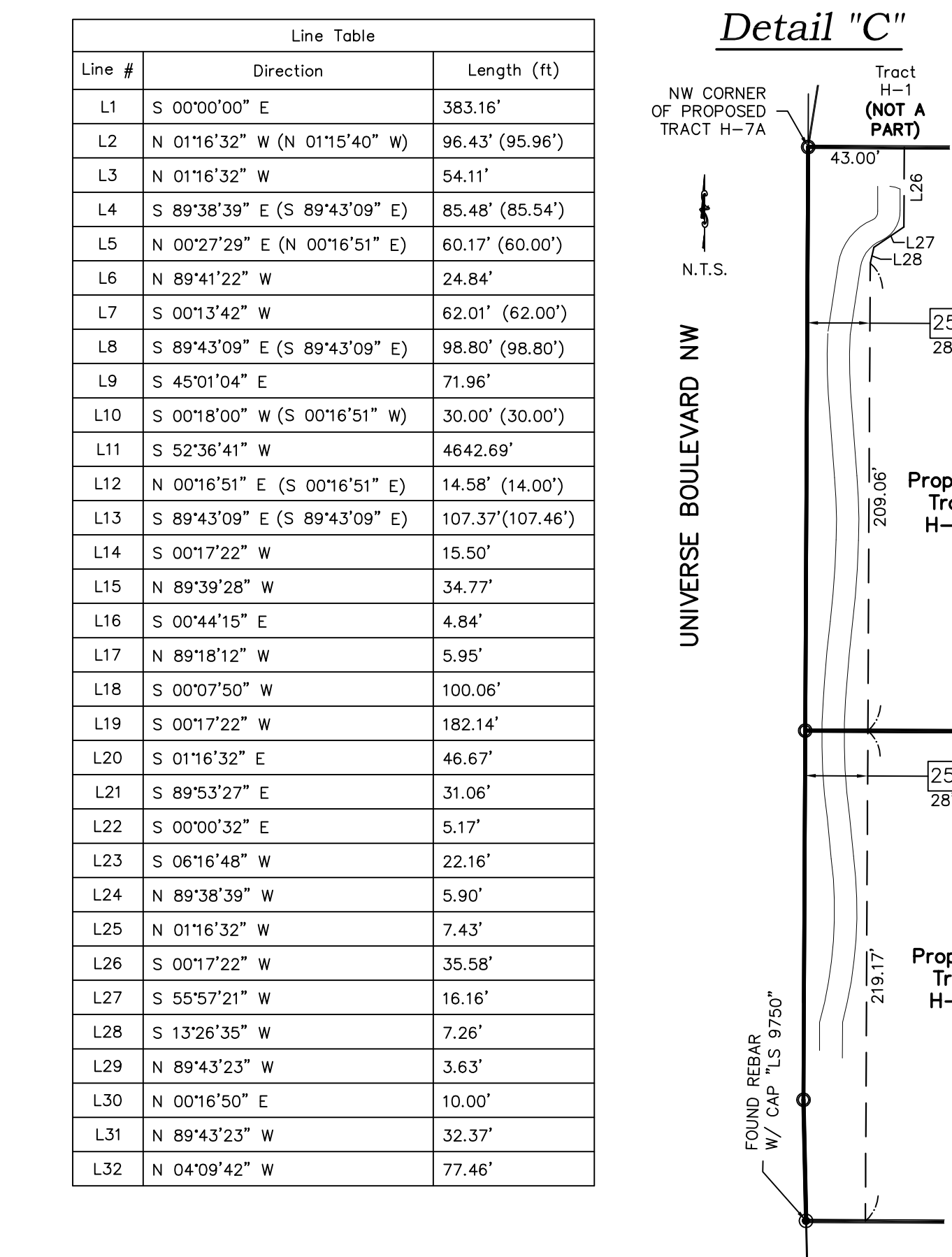
**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED AUGUST 16, 2012, MAP NO. 35001C0103H.

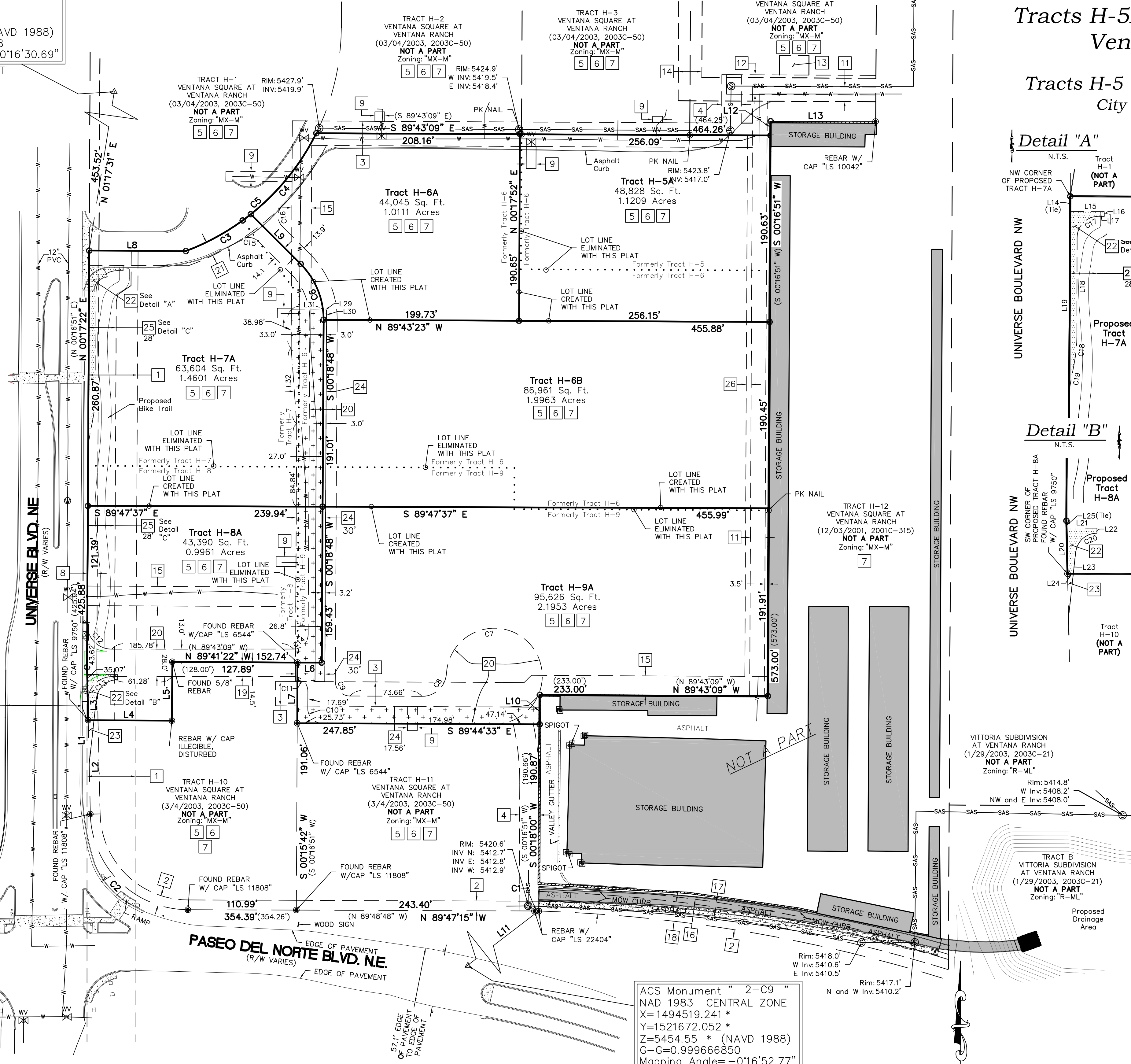
**Drainage Facilities Note**

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES. GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT ENTITLED VENTANA SQUARE, TRACTS H-5A, H-6A, H-6B, H-7A, H-8A, H-8B, H-9A, H-9B, H-10 AND H-11, SUBMITTED BY THOMPSON ENGINEERING CONSULTANTS, INC., ON DECEMBER 23, 2020, AND APPROVED BY THE ALBUQUERQUE CITY ENGINEER ON JANUARY 21, 2021. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION. THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

Line #	Direction	Length (ft)
L1	S 00°00'00" E	383.16'
L2	N 01°16'32" W (N 01°15'40" W)	96.43' (95.96)'
L3	N 01°16'32" W	54.11'
L4	S 89°38'39" E (S 89°43'09" E)	85.48' (85.54)'
L5	N 00°27'29" E (N 00°16'51" E)	60.17' (60.00)'
L6	N 89°41'22" W	24.84'
L7	S 00°13'42" W	62.01' (62.00)'
L8	S 89°43'09" E (S 89°43'09" E)	98.80' (98.80)'
L9	S 45°01'04" E	71.96'
L10	S 00°18'00" W (S 00°16'51" W)	30.00' (30.00)'
L11	S 52°36'41" W	464.69'
L12	N 00°16'51" E (S 00°16'51" E)	14.58' (14.00)'
L13	S 89°43'09" E (S 89°43'09" E)	107.37' (107.46)'
L14	S 00°17'22" W	15.50'
L15	N 89°39'28" W	34.77'
L16	S 00°44'15" E	4.84'
L17	N 89°18'12" W	5.95'
L18	S 00°07'50" W	100.06'
L19	S 00°17'22" W	182.14'
L20	S 01°16'32" E	46.67'
L21	S 89°53'27" E	31.06'
L22	S 00°00'32" E	5.17'
L23	S 06°16'48" W	22.16'
L24	N 89°38'39" W	5.90'
L25	N 01°16'32" W	7.43'
L26	S 00°17'22" W	35.58'
L27	S 55°57'21" W	16.16'
L28	S 13°26'35" W	7.26'
L29	N 89°43'23" W	3.63'
L30	N 00°16'50" E	10.00'
L31	N 89°43'23" W	32.37'
L32	N 04°09'42" W	77.46'



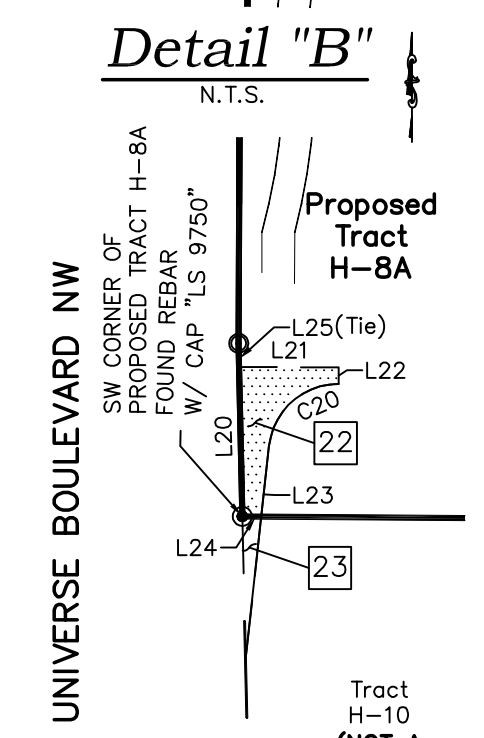
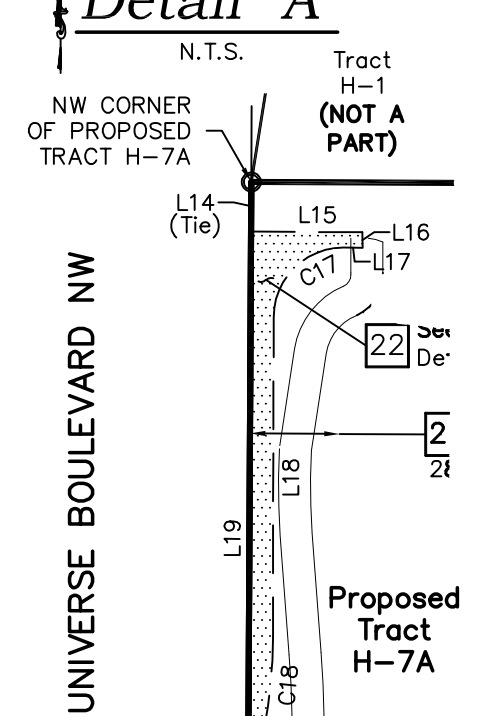
**This Sheet Shows Post-Plat Easements, New and Eliminated Tract Lines and Existing Underground Utility Lines**



**Legend**

N 90°00'00" E (N 90°00'00" E)	MEASURED BEARINGS AND DISTANCES	[Symbol]	SIGNAL BOX
[Symbol]	RECORD BEARINGS AND DISTANCES (03/04/2003, 2003C-50)	[Symbol]	TRAFFIC MAST
[Symbol]	FOUND MONUMENT AS INDICATED	[Symbol]	PULL BOX
[Symbol]	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED	[Symbol]	WATER VALVE
[Symbol]	CONCRETE	[Symbol]	MANHOLE
[Symbol]	BLOCK WALL	[Symbol]	SIGN
[Symbol]	METAL GATE	[Symbol]	WATER MANHOLE
[Symbol]	BOLLARD	[Symbol]	WATER METER
[Symbol]	LIGHT POLE	[Symbol]	FIRE HYDRANT
[Symbol]		[Symbol]	UNDERGROUND WATER UTILITY LINE
[Symbol]		[Symbol]	UNDERGROUND SANITARY SEWER LINE
[Symbol]		[Symbol]	TRACT BOUNDARY LINE
[Symbol]		[Symbol]	ADJOINING BOUNDARY LINE
[Symbol]		[Symbol]	EASEMENT LINES, BOTH EXISTING AND PROPOSED

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



Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	4.32' (4.39')	1578.00' (1578.00')	0°09'25"	4.32'	N 89°42'33" W
C2	154.48' (154.48')	100.00' (100.00')	88°30'43"	139.57'	S 45°31'54" E
C3	76.75'	245.00' (245.00')	17°56'52"	76.43'	N 60°27'59" E
C4	107.31'	245.00' (245.00')	25°05'45"	106.46'	N 38°56'41" E
C5	184.06' (183.92')	245.00' (245.00')	43°02'37"	179.76'	N 47°55'07" E
C6	63.31'	80.00'	45°20'43"	61.67'	N 22°21'22" W
C7	228.86'	49.00'	267°36'09"	70.73'	N 42°50'59" W
C8	37.92'	25.00'	86°54'31"	34.39'	N 46°48'12" E
C9	23.57'	15.00'	90°02'57"	21.22'	S 44°43'04" E
C10	23.57'	15.00'	90°02'57"	21.22'	S 44°43'04" E
C11	23.65'	15.00'	90°20'02"	21.27'	N 44°51'36" W
C12	39.41'	25.00'	90°18'59"	35.45'	S 44°52'07" E
C13	39.81'	25.00'	91°14'55"	35.74'	S 44°20'55" W
C14	23.47'	15.00'	89°39'58"	21.15'	N 45°08'24" E
C15	20.43'	15.00'	78°02'25"	18.89'	N 84°03'31" W
C16	23.51'	15.00'	89°47'20"	21.17'	S 00°08'39" E
C17	34.23'	21.83'	89°49'50"	30.83'	S 45°02'45" W
C18	28.87'	153.17'	10°47'52"	28.82'	N 05°31'46" E
C19	27.10'	1854.03'	0°50'15"	27.10'	S 10°34'37" W
C20	31.89'	21.83'	83°42'40"	29.13'	S 48°08'08" W

**Easement Notes**

- EXISTING 50' ELECTRIC RIGHT-OF-WAY EASEMENT (05/08/1953, BK. MISC 14, PG. 341, DOC. NO. 95018489)
- 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)
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- EXISTING 10' P.U.E. (03/04/2003, 2003C-50)
- EXISTING 10' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50)
- INTENTIONALLY OMITTED
- EXISTING 15' WATERLINE EASEMENT (7/30/2002, BK. A39, PG. 52201, DOC. NO. 2002095491) (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)
- REMAINING PORTION OF AN 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. 2002095494)
- EXISTING 20' UTILITY EASEMENT (12/03/2001, 2001C-315)
- PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS H-5A THRU H-9A, H-10 AND H-11, GRANTED BY DOCUMENT (\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_) DOC. NO. (\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_)
- PRIVATE ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT BENEFITING TRACTS H-5A THRU H-9A, H-10 AND H-11. TO BE MAINTAINED BY THE OWNERS OF SAID TRACTS.
- PRIVATE ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT BENEFITING TRACTS H-5A THRU H-9A, H-10 AND H-11. TO BE MAINTAINED BY SAID OWNERS.
- PUBLIC ROADWAY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- PUBLIC ROADWAY EASEMENT GRANTED BY DOCUMENT (\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_) DOC. NO. (\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_)
- PUBLIC WATERLINE AND PUBLIC SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [Symbol]
- PUBLIC TRAIL EASEMENT GRANTED WITH THE FILING OF THIS PLAT. SEE DETAIL "C".
- ADDITIONAL 5' PUBLIC WATERLINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.

**CSI-CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244  
wplotnerjr@gmail.com



Current DRC  
Project Number: \_\_\_\_\_

**FIGURE 12**

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

**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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		11' WIDE	100' DECELERATION LANE WITH 92' TRANSITION	UNIVERSE BLVD.	NORTH ACCESS	215' SOUTH	/	/	/
		11' WIDE	100' TAPERED DECELERATION LANE	UNIVERSE BLVD.	SOUTH ACCESS	125' SOUTH	/	/	/
		12' WIDE	100' LEFT TURN BAY EXTENSION AT MEDIAN	UNIVERSE BLVD.	SOUTH ACCESS	100' NORTH	/	/	/
		28' WIDE	FULL ACCESS DRIVEWAY	UNIVERSE BLVD. 45' NORTH OF TRACT H-8A SOUTH PROPERTY LINE			/	/	/
		10' WIDE	ASPHALT MULTI-PURPOSE TRAIL	TRACTS H-7A & H-8A 50' ELECT. EASEMENT	NORTH ACCESS	SOUTH ACCESS	/	/	/
		11' WIDE	100' DECELERATION LANE WITH 84' TRANSITION WITH CURB BUMPOUT	PARADISE BLVD.	UNIVERSE BLVD.	ENTRANCE AT TRACT H-1/H-2 BOUNDARY	/	/	/
		11' WIDE	LEFT LANE BY REMOVING MEDIAN LANDSCAPING	PARADISE BLVD.	UNIVERSE BLVD.	FIRST MEDIAN BREAK SOUTH	/	/	/
		11' WIDE	LEFT LANE BY REMOVING MEDIAN LANDSCAPING	PARADISE BLVD.	FIRST MEDIAN BREAK SOUTH	SECOND MEDIAN BREAK SOUTH	/	/	/



Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		11' WIDE	100' DECELERATION LANE WITH 84' TRANSITION WITH CURB BUMPOUT	PARADISE BLVD.	ENTRANCE AT TRACT H-1/H-2 BOUNDARY	ENTRANCE AT TRACT H-4/H-12 BOUNDARY	/	/	/
		11' WIDE	LEFT LANE BY REMOVING MEDIAN LANDSCAPING	PARADISE BLVD.	SECOND MEDIAN BREAK SOUTH	150' EAST	/	/	/
		11' WIDE	150' TAPER TRANSITION LANE WITH CURB BUMPOUT	PARADISE BLVD.	ENTRANCE AT TRACT H-4/H-12 BOUNDARY	150' EAST	/	/	/
		8"	WATER LINE W/ VALVES, FH, MJ'S, AND RJ'S	TRACT H-8A EAST PROP. LINE	EXISTING 8" WL EAST PROP. LINE	TRACT H-9A	/	/	/
		8"	WATER LINE W/ VALVES, FH, MJ'S, AND RJ'S	TRACT H-9A SOUTH PROP. LINE	TRACT H-8A EAST PROP. LINE	EXISTING 8" WL EAST PROP. LINE	/	/	/
		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	/	/	/
		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	/	/	/
		8"	SANITARY SEWER LINE W/ MANHOLES	TRACT H-8A EAST PROP. LINE	SE CORNER OF TRACT H-8A	NE CORNER OF TRACT H-8A	/	/	/
		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			/	/	/



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			
							Private		City Cnst Engineer	
							Inspector	P.E.		
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
							Approval of Creditable Items:		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.

- 1 \_\_\_\_\_  
\_\_\_\_\_
- 2 \_\_\_\_\_  
\_\_\_\_\_
- 3 \_\_\_\_\_  
\_\_\_\_\_

**AGENT / OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

**DAVID B. THOMPSON, P.E.**  
NAME (print)  
  
**THOMPSON ENGR. CONS., INC.**  
FIRM  
  
 3/25/2021  
 SIGNATURE - date

\_\_\_\_\_  
DRB CHAIR - date  
  
 \_\_\_\_\_  
TRANSPORTATION DEVELOPMENT - date  
  
 \_\_\_\_\_  
UTILITY DEVELOPMENT - date  
  
 \_\_\_\_\_  
CITY ENGINEER - date

\_\_\_\_\_  
PARKS & RECREATION - date  
  
 \_\_\_\_\_  
AMAFCA - date  
  
 \_\_\_\_\_  
CODE ENFORCEMENT - date  
  
 \_\_\_\_\_ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: March 11, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Westside Coalition of Neighborhood Associations

Name of NA Representative\*: \_\_\_\_\_

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: \_\_\_\_\_

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* N/A  
Location Description NE Corner of Paseo Del Norte and Universe Blvd. NW
2. Property Owner\* Diamond Tail Realty, LLC
3. Agent/Applicant\* [if applicable] CSI-Cartesian Surveys Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision Major (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*:

Subdivide existing 5 tracts into six separate tracts, grant private access, utility, roadway easements with a deceleration easement and trail easement along Universe Blvd. NW.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.



[Note: Items with an asterisk (\*) are required.]

5. This application will be decided at a public meeting or hearing by\*:

- Zoning Hearing Examiner (ZHE)                       Development Review Board (DRB)
- Landmarks Commission (LC)                       Environmental Planning Commission (EPC)

Date/Time\*: March 31, 2021

Location\*<sup>3</sup>: Online - Zoom meeting (See link on letter included)

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Cartesian Surveys at 505-896-3050 or the Planning Dept. at (505) 924-3860

**Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> B-10-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project\*:

- Deviation(s)                       Variance(s)                       Waiver(s)

Explanation\*:

Not applicable

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Meeting was not required for this project

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

- 1. Area of Property [typically in acres] 8.7797 acres
  - 2. IDO Zone District MX M
  - 3. Overlay Zone(s) [if applicable] N/A
  - 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: N/A [Other Neighborhood Associations, if any]

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<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>



[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: March 31, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: \_\_\_\_\_

Mailing Address\*: \_\_\_\_\_

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* N/A  
Location Description NE Corner of Paseo Del Norte and Universe Blvd. NW
2. Property Owner\* Diamond Tail Realty, LLC
3. Agent/Applicant\* [if applicable] CSI-Cartesian Surveys Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision Major (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>1\*</sup>:  
\_\_\_\_\_  
\_\_\_\_\_

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: March 31, 2021

Location\*<sup>2</sup>: Online - Zoom meeting (See link on letter included)

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Cartesian Surveys at 505-896-3050 or the Planning Dept. at (505) 924-3860

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> B-10-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:

Not applicable

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):     Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum: (Not Applicable)

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>



[Note: Items with an asterisk (\*) are required.]

- d. **For residential development\***: Maximum number of proposed dwelling units.
- e. **For non-residential development\***:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 8.7797 acres
  2. IDO Zone District MX-M
  3. Overlay Zone(s) [if applicable] N/A
  4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

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

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

Dear Ms. Haley,

Included with this letter is additional information for a DRB (Development Review Board) for the City of Albuquerque agenda item that was previously sent to you recently for a property located at the NE corner of Paseo Del Norte and Universe Boulevard NW in Albuquerque, NM. We would like to reiterate that you have the opportunity to listen and provide any comments or questions you may have at the next hearing/meeting for this property scheduled on March 31, 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>

Feel free to call or email me if you have any questions or concerns.

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)  
cartesiandenise@gmail.com



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

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

Dear Rene Horvath,

Included with this letter is additional information for a DRB (Development Review Board) for the City of Albuquerque agenda item that was previously sent to you recently for a property located at the NE corner of Paseo Del Norte and Universe Boulevard NW in Albuquerque, NM. We would like to reiterate that you have the opportunity to listen and provide any comments or questions you may have at the next hearing/meeting for this property scheduled on March 31, 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>

Feel free to call or email me if you have any questions or concerns.

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)  
cartesiandenise@gmail.com

## CSI-Cartesian Surveys Inc.

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

Hello,

Included with this letter is additional information for a DRB (Development Review Board) for the City of Albuquerque agenda item that was previously sent to you recently for a property located at the NE corner of Paseo Del Norte and Universe Boulevard NW in Albuquerque, NM. We would like to reiterate that you have the opportunity to listen and provide any comments or questions you may have at the next hearing/meeting for this property scheduled on March 31, 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>

Feel free to call or email me if you have any questions or concerns.

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)  
cartesiandenise@gmail.com

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



Rene Horvath  
5515 Palomino Dr. NW  
Albuquerque, NM 87120



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



Elizabeth Haley  
6505 Chaparral Circle NW  
Albuquerque, NM 87114





Laurence L. and Jessica R. Davis  
9609 Puccini Trl. NW  
Albuquerque, NM 87114

Janette E. Herrera  
5524 Hausen Ave NW  
Albuquerque, NM 87100

Mary F. Gilbert  
9504 La Rocca Ct NW  
Albuquerque, NM 87114

Daniel E. Wilson and Debra Chavez Wilson  
P.O. Box 205  
Carlstadt, NM 88221

American Homes 4 Rent  
Properties Nine LLC  
30601 Agoura Rd. Suite 200  
Agoura Hills, CA 91030

Christine M. Apodaca  
9719 Puccini Trl. NW  
Albuquerque, NM 87114

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



Martina N. Holloway  
9711 Puccini Trl. NW  
Albuquerque, NM 87114

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



Heidi Padilla  
9500 La Rocca Ct. NW  
Albuquerque, NM 87114

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



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

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



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

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



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

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



Jack A. and Diane P. Maestas  
6831 La Rocca Rd. NW  
Albuquerque, NM 87114



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



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

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



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

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



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

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



Amber J. Lucero  
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Albuquerque, NM 87107

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c/o Dhanes Family Trust  
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Westlake Village, CA 91361

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Pecherer and Pecherer One LLC  
c/o Michael S. Pecherer  
24 Rio Vista  
Orinda, CA 94563



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Las Ventanas H-1 LLC  
c/o Giant Industries Prop. Tax Dept.  
P.O. Box 592809; TX1-047  
San Antonio, TX 78259

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Racquel Leland  
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Anna and David Sedillo, Jr.  
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Ventana Ranch Self Storage LLC  
c/o Urban Self Storage  
918 Horton St. Suite 1000  
Seattle, WA 98134



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Denise King <cartesiandenise@gmail.com>

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

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

Fri, Mar 12, 2021 at 12:55 PM

Good afternoon,

This email is a supplemental email for a previous email that I sent to you in February of a subdivision platting action within your neighborhood. We are just sending out additional information about this platting action and to inform you that there will be another meeting for this project. I have attached PDF files of the Letter, zone atlas page, and a form that we filled out outlining the property and details pertaining to the plat.





I have also mailed out this same notice to you, so you should get that in a few days.

Please feel free to contact me if you have any questions.

[Quoted text hidden]

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### 4 attachments

-  **Emailed-Notice-PublicMeetingHearing-Print&Fill.pdf**  
187K
-  **Public Notice Letter - Elizabeth Haley (3-12-21).pdf**  
37K
-  **Public Notice Letter - Rene Horvath (3-12-21).pdf**  
37K
-  **IDOZoneAtlasPage\_B-10-Z.pdf**  
730K



**Development Review Board**

Jolene Wolfley, DRB Chair, Planning Department

Email: [jwolfley@cabq.gov](mailto:jwolfley@cabq.gov)

Jeanne Wolfenbarger, P.E., Transportation Development, Planning Department

Email: [jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov)

Ernest Armijo, P.E., Hydrology & City Engineer's Representative, Planning Department

Email: [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

Kristopher Cadena, P.E., Albuquerque/Bernalillo County Water Utility Authority

Email: [kcadena@abcwua.org](mailto:kcadena@abcwua.org)

Vincent Montano, Code Enforcement Division's Representative, Planning Department

Email: [vmontano@cabq.gov](mailto:vmontano@cabq.gov)

Cheryl Somerfeldt, Parks and Recreation

Email: [csomerfeldt@cabq.gov](mailto:csomerfeldt@cabq.gov)

**March 25, 2021**

**RE: MAJOR PLAT - DRB PROJECT NUMBER 2021-004024/ DIAMOND TAIL REALTY, LLC. TRACTS H-5, VENTURA RANCH LOCATED ON UNIVERSE BLVD NW BETWEEN PASEO DEL NORTE AND PARADISE BLVD NW, CONTAINING APPROXIMATELY 8.7797 ACRE(S).**

Members of the DRB Board,

In response to comments provided on March 10, 2021, we have the following responses which correspond to our platting documents and re-submitted project sheets.

**Transportation Development –**

- 1. Place all turn lanes that are recommended from the traffic study onto the infrastructure list, including the lanes off of Paradise Boulevard. – *Per our subsequent Zoom meeting held on Monday, March 15, 2021 we have added the lanes off of Paradise Boulevard onto the Infrastructure List as discussed.***
- 2. For the turning lanes added as part of the infrastructure list, indicate the length of the lane plus transitioning. *This has been added to the infrastructure list.***
- 3. Provide roadway cross-sections for Universe Boulevard based on new improvements along with an exhibit. Right-of-way dedication shall be needed to incorporate the new right-turn lanes to the access ways and the proposed trail. (This is subject to DMD's**



4. review since they are working on Paseo del Norte improvements and will be tying into these improvements. Coordination between projects is needed; DMD had discussed bike lanes and a trail.) **Roadway cross sections have been provided via email. Instead of ROW dedication, we have provided easements for the new turn lanes, access ways and trail, these have been shown on page 2 of 2 of the Plat.**

**We have contacted the DMD Project Manager, Jill Cuppernell on three occasions (3/18, 3/22 and 3/25) in order to meet your requirement that they approve our request. To-date, we have received no response.**

5. Place new access ways onto the infrastructure list along with information on location from property line and access way width. **Notes, Exhibits and Easements have been provided on sheet 2 of 2 of the Plat. The new deceleration lanes, trail and access ways are on the infrastructure list submitted Friday, March 26 before the noon deadline.**
6. A traffic study recommends roadway improvements. All recommended roadway improvements from the traffic study shall be incorporated onto an infrastructure list prior to DRB platting approval. Right-of-way adjustment may be needed based on roadway additions. **All TIS recommended roadway improvements have been added to the infrastructure list.**
7. Shared access shall be established on the plat between the lots. **Shared access between the lots has been established on the Plat (sheet 2 of 2) via notes 6, 19, 20, 21, 22 and 23.**

**Hydrology Development –** No Comments

**DMD –** No Comments

**NMDOT –** No Comments

**Code Enforcement –** No Comments

**Parks & Rec -**

1. 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? **The Trail on Universe is shown via an easement on sheet 2 of 2 on the Plat (Note #25). This is also shown on the infrastructure list. Our project does not front Paseo del Norte therefore no information is required for this roadway.**
2. **The previous EPC Site Plan governing this site was vacated by the EPC on September 22, 2020. The site will develop as per the standards of the IDO.**

**Planning -**

1. Confirm that the correct notice was sent to the neighborhoods. **Notices were re-issued on March 12, 2021 using the correct template provided by Planning.**
2. Planning has no objection to the platting action

**Water Utility Authority -**

1. Serviceability Letter #201204 has been approved and is dated 1/19/21. Please note this is a Serviceability Letter, not an Availability Statement as listed in the comments response. Service

2. cannot be committed until a development agreement is approved by the ABCWUA Board. ***The Development Agreement has been submitted and is schedule for the April 21, 2021 meeting. We would request delegation pending approval of the development agreement if all other comments have been adequately addressed.***
3. A development agreement is required as this project is located outside of the Adopted Water Service Area. The project is within the Northwest Service Area. Please submit a request for a development agreement to the Utility Development Section. A development is required prior to approval. ***The Development Agreement has been submitted and is schedule for the April 21, 2021 meeting. We would request delegation pending approval of the development agreement if all other comments have been adequately addressed.***
4. Please provide a utility plan to help with the review of the plat and infrastructure list. The utility plan provided in the request for availability statement did not include sanitary sewer. The Infrastructure plan was updated to clearly identify the sanitary sewer. ***This was sent to your (Kris) email on Thursday, March 18, 2021 via email.***
5. Plat
  - a. Has coordination with NM One Call taken place to confirm the locations of existing onsite public waterline and sanitary sewer? ***NM One Call has marked the site and provided the NM811 Ticket.***
    - i. There appears to be more easement than existing infrastructure shown from records. Please research if the existing easements have infrastructure installed.
  - b. The proposed plat shows hatching for additional waterline and sanitary sewer easement #24 which abuts the existing easement #15 (20' public waterline easement). It is difficult to understand the width of the additional easement. The preference would be to vacate the existing public waterline and sanitary sewer easement and grant the necessary easements along the existing waterline and proposed sanitary sewer such that they are centered on the new easement.
    - i. Plat shows proposed easement #24 (public waterline and sanitary sewer) as the same hatching as easement #15. Please use a different hatching and call it out in the easement notes. The use of proposed easement #24 and modification to
    - ii. existing easement #15 is confusing and needs to be addressed. ***The hatching has been modified for clarification.***
    - iii. A minimum width of 25' easement is required for both water and sanitary sewer. ***This has been modified to 25' on the utility plan.***
  - c. What is the purpose of existing easement #10 (public sanitary sewer easement)? Will this impact future development of proposed Tract H-6B? Records do not indicate public sanitary sewer along this portion of this easement. ***This easement has been vacated, this has been reflected on the updated plat.***
  - d. What is the purpose of existing easement #4 (existing 20' public sanitary sewer easement)? Will this impact future development on proposed Tract H-7A, Tract H-6B and Tract H-9A? Records do not indicate public sanitary sewer along this portion of this easement. The

public sanitary sewer terminates neat the southeast corner of existing Tract H-11. ***This easement has been vacated, this has been reflected on the updated plat.***

- e. The existing 15' water line easement on the east side of the side is substandard for easement width. The current standard is 20' minimum for a water line only. Dedicate addition public waterline easement to 20' total. ***The water line easement has been updated to 20'***

6. Infrastructure list

- a. Create more space between water and sanitary sewer items as it is difficult to differentiate the "from" and "to" information. ***Completed***
- b. Confirm location, starting and ending point of proposed sanitary sewer within proposed Tract H-9A. The ending point doesn't seem to be correct. ***This was discussed at length with the Water Authority and with John Black as to how to provide sewer service to Tract H-9A. There are a few options for providing service. It was decided to remove the public sanitary sewer easement in Tract H-9A, H-6B and H-7A, providing sewer service for Tract H-6B from the public sanitary sewer line along the west property line. Tract H-9A will have sewer service from the public sanitary sewer line along the south property line between H-11 and H-9A.***

The responses and updated plan submittals should adequately address the comments provided on March 10, 2021. We are respectfully requesting approval with delegation of the plat.

**Angela M. Williamson, CEO/Managing Partner**  
**Modulus Architects & Land Use Planning**  
**Modulus Architects & Land Use Planning, Inc.**  
100 Sun Ave NE, Suite 600  
Albuquerque, New Mexico 87109  
Office: (505) 338.1499 ext. 1000  
Cell + Text: (505) 999.8016  
Email: [awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)





# CITY OF ALBUQUERQUE

## PLANNING DEPARTMENT

Tim Keller, Mayor

INTER-OFFICE MEMORANDUM

22 September 2020

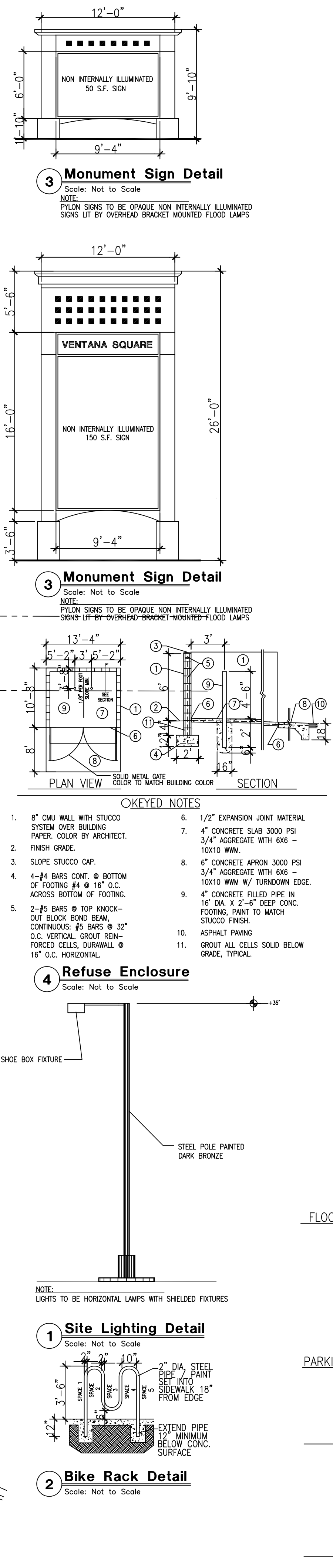
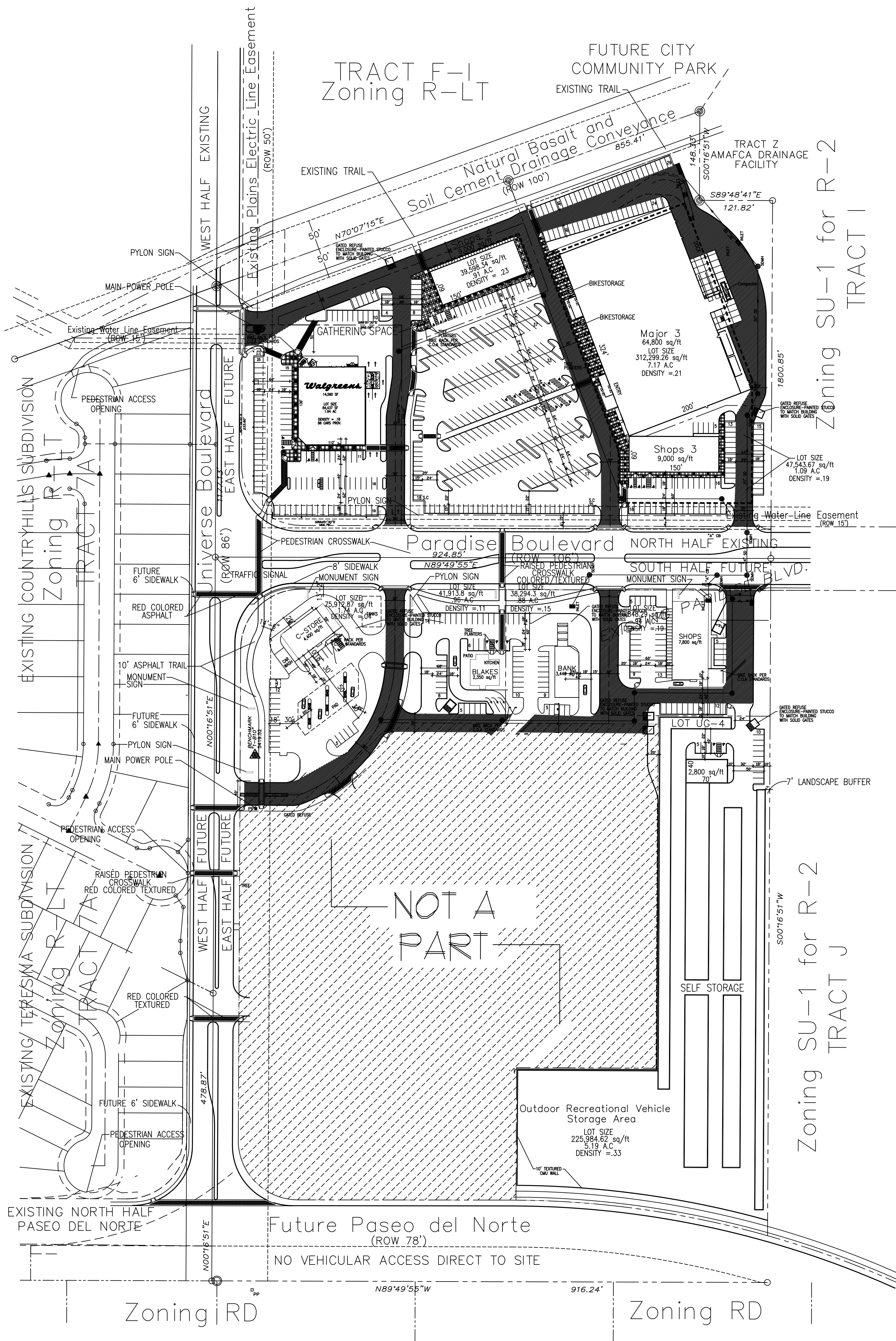
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To: File PR-2020-004024 / SI-2020-00533

From: Russell Brito, UD&D Planning Manager

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.



**BUILDING AREA & PARKING CALCULATIONS:**

MAJOR 1	28,000 SF. BUILDING	LOT SIZE= 108,346.80	SQ/FT OR 2.49 A.C
	28,000 SF / 200	140 SPACES	
	SPACES PROVIDED	150 SPACES	
	FAR=	.25	
MAJOR 2	23,000 SF. BUILDING	LOT SIZE= 143,046.69	SQ/FT OR 3.28 A.C
	23,000 SF / 200	115 SPACES	
	SPACES PROVIDED	115 SPACES	
	FAR=	.21	
MAJOR 3	64,800 SF. BUILDING	LOT SIZE= 309,201.95	SQ/FT OR 7.09 A.C
	64,800 SF / 200 =	324 SPACES	
	SPACES PROVIDED	275 SPACES + EXCESS	
	FAR=	.21	
MAJOR 4	15,120 SF. BUILDING	LOT SIZE= 86,279.29	SQ/FT OR 1.98 A.C
	15,120 SF / 200 =	76 SPACES	
	SPACES PROVIDED	104 SPACES	
	FAR=	.18	
PAD 1	8,000 SF. BUILDING	LOT SIZE= 47,271.31	SQ/FT OR 1.08 A.C
	8,000 SF / 200 =	40 SPACES	
	SPACES PROVIDED	43 SPACES	
	FAR=	.17	
PAD 2	4,800 SF. BUILDING	LOT SIZE= 46,948.96	SQ/FT OR 1.08 A.C
	4,800 SF / 200 =	24 SPACES	
	SPACES PROVIDED	26 SPACES	
	FAR=	.10	
PAD 3	6,400 SF. BUILDING	LOT SIZE= 48,360.31	SQ/FT OR 1.11 A.C
	6,400 SF / 200	32 SPACES	
	SPACES PROVIDED	39 SPACES	
	FAR=	.13	
PAD 4	6,400 SF. BUILDING	LOT SIZE= 48,020.54	SQ/FT OR 1.10 A.C
	6,400 SF / 200	32 SPACES	
	SPACES PROVIDED	34 SPACES	
	FAR=	.13	
PAD 5	3,300 SF. BUILDING	LOT SIZE= 75,511.26	SQ/FT OR 1.73 A.C
	3,300 SF / 200 =	17 SPACES	
	SPACES PROVIDED	5 SPACES + EXCESS	
	FAR=	.04	
PAD 6	2,350 SF. BUILDING	LOT SIZE= 41,904.72	SQ/FT OR .96 A.C
	2,350 SF / 200 =	12 SPACES	
	SPACES PROVIDED	33 SPACES	
	FAR=	.11	
PAD 7	3,200 SF. BUILDING	LOT SIZE= 38,193.40	SQ/FT OR .87 A.C
	3,200 SF / 200 =	16 SPACES	
	SPACES PROVIDED	23 SPACES	
	FAR=	.15	
PAD 8	7,800 SF. BUILDING	LOT SIZE= 40,802.65	SQ/FT OR .93 A.C
	7,800 SF / 200 =	39 SPACES	
	SPACES PROVIDED	44 SPACES	
	FAR=	.19	
SHOPS 1	7,200 SF. BUILDING	LOT SIZE= 143,046.68	SQ/FT OR 3.28 A.C
	7,200 SF / 200 =	36 SPACES	
	SPACES PROVIDED	28 SPACES + EXCESS	
	FAR=	.21	
SHOPS 2	9,000 SF. BUILDING	LOT SIZE= 35,292.31	SQ/FT OR .81 A.C
	9,000 SF / 200 =	45 SPACES	
	SPACES PROVIDED	16 SPACES + EXCESS	
	FAR=	.19	
SHOPS 3	9,000 SF. BUILDING	LOT SIZE= 47,480.4	SQ/FT OR 1.09 A.C
	9,000 SF / 200	45 SPACES	
	SPACES PROVIDED	67 SPACES	
	FAR=	.19	
SHOPS 4	9,000 SF. BUILDING	LOT SIZE= 40,785.22	SQ/FT OR .93 A.C
	9,000 SF / 200	45 SPACES	
	SPACES PROVIDED	47 SPACES	
	FAR=	.23	
UG-4 LOT	2,800 SF. BUILDING	LOT SIZE= 226,133.03	SQ/FT OR 5.19 A.C
	2,800 SF / 200 =	14 SPACES	
	SPACES PROVIDED	15 SPACES	
	FAR=	.01	

**FLOOR AREA RATIO**  
 Buildings square footage may be higher, but shall not exceed 10,000 sq/ft per gross acre in accordance with the May 31, 1998 agreement with C.O.A

TOTAL BUILDING AREA =	287,220 SQ/FT
TOTAL LOT AREA =	1,383,830.6 SQ/FT
TOTAL FAR =	.21

TRACT G 12.68 GROSS ACRES  
 97,920 SQ/FT TOT BUILDING AREA FAR=.19

TRACT H 25.58 GROSS ACRES  
 169,720 SQ/FT TOT BUILDING AREA FAR=.15

**PARKING NOTES:**

- TYPICAL STANDARD SPACES ARE 9'-0" x 20'-0"
- TYPICAL SMALL CAR SPACES ARE 7'-6" x 15'-0"
- TYPICAL HANDICAP SPACES ARE 8'-0" x 20'-0" WITH A 8' WIDE ACCESS AISLE
- \* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED \*

TOTAL STANDARD PARKING SPACES PROVIDED	940 SPACES
TOTAL HC PARKING SPACES PROVIDED (INCLUDES 5 VAN SPACES)	70 SPACES
TOTAL SMALL CAR PARKING SPACES PROVIDED	85 SPACES
TOTAL PROVIDED	1097 SPACES
TOTAL REQUIRED SPACES	= 1077 SPACES
TOTAL PROVIDED SPACES	= 1095 SPACES

**LEGAL DESCRIPTION**

TRACTS G AND H AT VENTANA SQUARE  
 CURRENT ZONING  
 C-2 TO SU-1 FOR C-2

TOTAL ACREAGE  
 38.26 ACRES(TOTAL GROSS) TRACT G= 12.68A.C TRACT H=25.58A.C

**GENERAL ARCHITECTURAL DESIGN REQUIREMENTS**

**GENERAL ARCHITECTURAL**  
 General architecture character for pad structures is to follow the general design concept depicted on elevations of major stores and shops. pad buildings will be cementitious finish with a cementitious or split face cmu. dodo band. The main building walls must be colored to match color benjamin moore (#1) bm1032. If the building extends below finish floor that area will also be covered with color #2. structures are to be predominately flat-roofed however partial building areas such as porches or small extensions of building functions adjacent to the major building mass may have sloped roofs. These roofs are to be shed type mission tile clad and the high point of the roof must hit the main building wall below the top of the main building parapet. Architectural entry element roofs may extend above the parapet wall top and area to relate to the entry format of the main buildings. Building heights are limited to 25' parapet heights for major building walls, and 22' parapet heights for pad building walls mission tile clad entry roofs may extend above this height to accent and articulate the building mass. The approval of the site plans for building permits for each site will be delegated to the city of albuquerque planning staff.

**PAD ARCHITECTURAL DESIGN STANDARDS**  
 Shall include the following elements to provide uniform standards for all pads. each pad to follow building elevations provided.  
 --the lower 3'-4" of the area of vertical walls and landscape walls shall be four or eight inch split face cmu or stucco. color #2.  
 --four or eight inch split face or accent block. color #1  
 --fuel canopies to be cementitious finish color #1  
 --lighting to be entirely recessed in soffit of fuel canopies (max 50ft candles)  
 --each pad development to provide an outdoor paved and landscaped patio space with outdoor furniture, such as bench seating or picnic tables.

**MECHANICAL EQUIPMENT SCREENING**  
 All mechanical equipment will be screened from view of the adjacent parking area and public right-of-way. In addition, if it is determined that the mechanical unit can be observed from the residential area horizontal screening per the attached conceptual sketch is required.

**COLOR PALETTE**  
 color #1 light tan benjamin moore #1032  
 color #2 medium dark tan dodo band base wall color & accent benjamin moore #951  
 color #3 desert glow concrete tile roofing and trim

**SPECIAL BUFFERING**  
 Drive up pick up windows to be screened with a 5' high opaque wall and 5' wide (minimum) landscape area with evergreen trees at 10' on center and 10' high (minimum). A berm of the same height as the wall may be provided in lieu of the wall.

**BUILDING SIGNAGE**  
 Except as noted under awnings all signage will be internally illuminated. individual type lettering not to exceed 6 percent of the wall area of each building elevation or ten percent of the wall area of the shop building. Letters are to be back lit. No exposed neon. Neon must be within solid opaque faced metal channel lettering can type signs are prohibited. Any special logos associated with a specific tenant are to be provided in a non-illuminated fashion for specific approval.

**LANDSCAPING**  
 Landscaping of the pads will be from the same landscaping palette and concept as provided on the master landscaping plan.

**AWNINGS**  
 Awnings are permitted above window areas. Awnings with painted or embossed corporate logos or signage are permitted provided the area when added to all other wall signage does not exceed 6 percent of the area of building wall. Illumination of awnings must be from pendant mounted fixtures located above the awning. accent colors on awnings are to be compatible with the general color palette and samples of the proposed awning colors are to be provided with each submittal.

**GLAZING**  
 Reflective glazing is prohibited. Clear and bronze tinted glass is permitted.

**SERVICE AREAS**  
 Service areas such as refuse locations and compactors are to be totally screened from the view of the adjacent residential area, public rights-of-way and the adjacent monument area. Free-standing dumpster and compactor locations are to be gated. Screening material to match building wall color and material.

**LIGHTING**  
 Site lighting for pad structures is to match the site lighting provided for the main parking area. pad site lighting not to exceed 20' to fixture. Main parking area lighting not to exceed 35' to fixture. Exposed, i.e. unshielded light fixtures are prohibited. All lamps must be shielded shoe box type fixtures. Maximum light level under fuel canopies to be 50ft candles, from totally recessed lighting

**FREE STANDING SIGNAGE**  
 Five 250 sf x 26' tall architecturally coordinated signs are permitted, one each at the paradise blvd entry to each one at the universe blvd and one on Paseo del Norte frontage (future). Each pad building or group of pad buildings to have one 50 sf monument sign

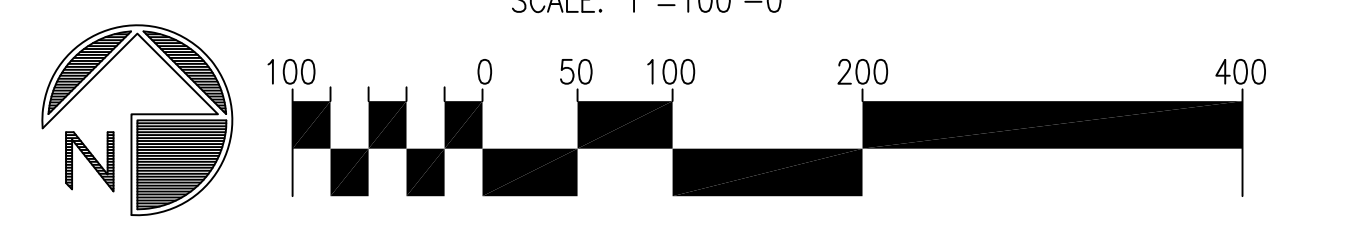
**TRAFFIC REQUIREMENTS:**  
 All traffic requirements have been met per May 31, 1998 agreement between the city and Las Ventanas limited partnership

**PARKING**  
 The allowed parking shall be equal to the required parking plus 10% maximum ADA requirements shall be located adjacent to building entries

**RESTRICTED USE**

- Restaurant fast food with drive up.
  - Not permitted on pads 3 and 4
  - Drive up window must be located only adjacent to Paseo Del Norte and Paradise Boulevard or east elevation.
- Auto repair, tire, battery, accessories, parts and detailing
  - Not permitted on pads 2, 3, 4, 5 or M-4
  - Service areas to face internal to site
- Retail sales of alcoholic drinks for consumption off premises within 500 feet of any residential zone
  - Limited to Major 1, 2, 3 and 4; Pads 1, 2, 5, 6, 7 and 8; Shops 1 and 2

**ALTERNATE USE**  
 Concept: If one of the approved schematic alternate use plans is selected for development in lieu of the approved Site Plan for Building Permit, a complete Site Plan for Building Permit Purposes will be prepared and submitted to the DRB 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 plans will require a new submittal to EPC.



REVISION	BY	DATE

**PROJECT TITLE**  
 Ventana Square  
 Tract G and H at Ventana Ranch  
 Albuquerque, New Mexico

**PROJECT MANAGER**  
 George Rainhart, AIA

**JOB NO.**  
 99052

**DRAWN BY:**  
 SD

**SHEET TITLE**  
 CONCEPTUAL SITEPLAN

**DATE**  
 4/20/00

**SCALE:**  
 1"=100'

**sheet-**  
 A1

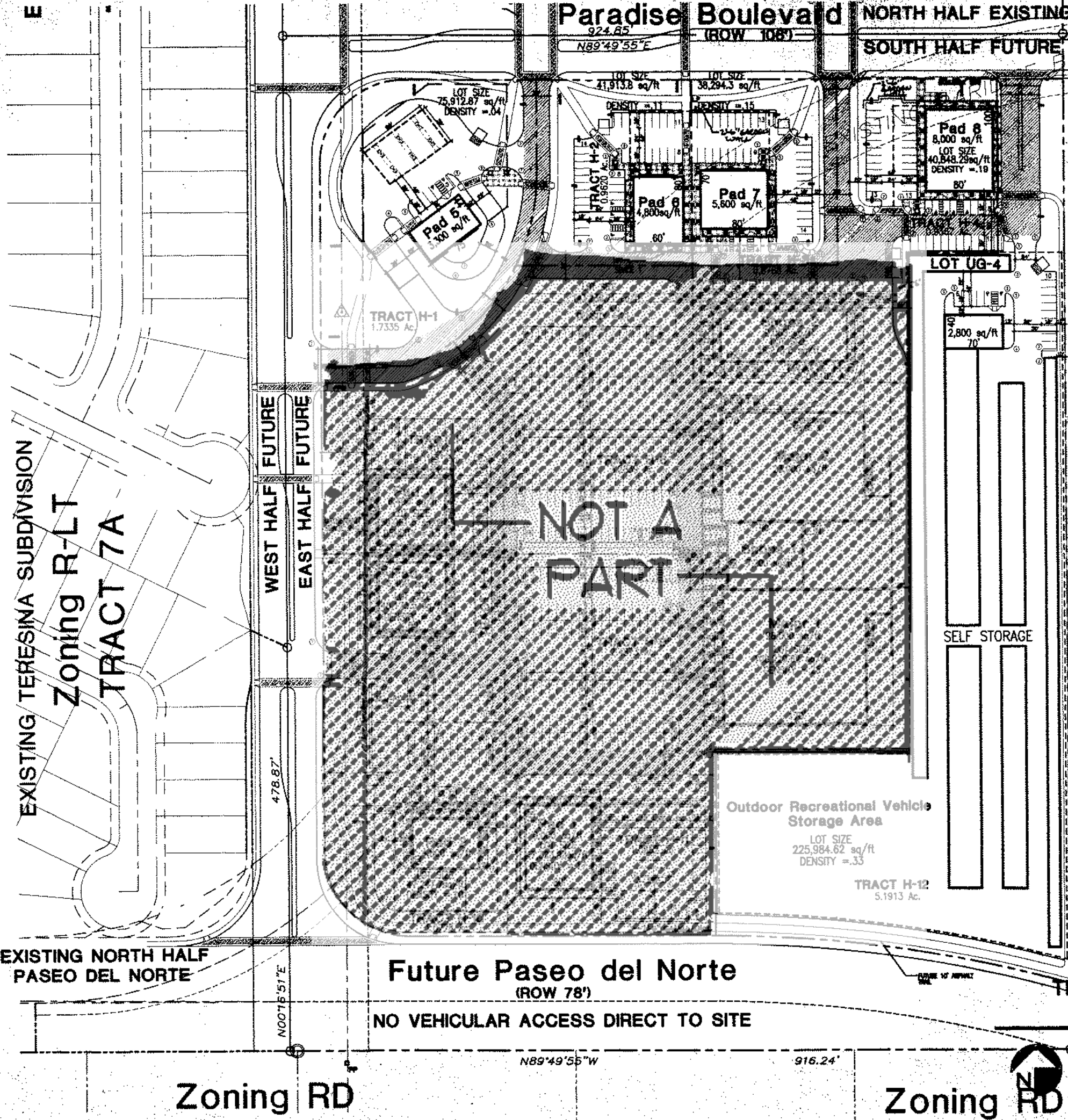
**of-**  
 01

**GEORGE RAINHART ARCHITECT AND ASSOCIATES PC**  
 2325 SAN PEDRO NE. SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-9110 FAX (505) 837-9877



**CONDITIONS:**

2. Additional design guidelines shall be added to the site development plan, including:
  - a. All Pad and Shop buildings shall have a minimum base wall set back from the front of the lot to the front of the building with an existing or partial or shade trees, planted 25' on center in 5' x 5' planters and a minimum ten foot wide clear path in front of each building. Also, a continuous sidewalk, minimum 4' wide, shall be located around the building perimeter to provide pedestrian connections between parking areas and building entrances.
  - b. An outdoor patio space (that is a minimum of 250-300 square feet in size) with tables and seating shall be provided for each building. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
  - c. Pedestrian crossings that are a minimum width of 5-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
  - d. For buildings with 50 employees or more, a consistent shower facility shall be available to bicyclists and other employees.
  - e. A 10-foot wide landscape buffer (with trees at least 8-feet high at the time of planting) is required along property lines which abut residential zones. Trees shall be planted at a minimum interval of 25 feet; a mix of evergreen and deciduous trees shall be used in the buffer zone.
  - f. No chain-link, razor wire or plastic vinyl fencing is permitted.
  - g. No generic franchise building elevations or canopies are permitted.
  - h. No plastic or sheet building panels, coverings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
  - i. No freestanding cell towers or antennas shall be permitted, antennas shall be integrated into the building architecture.
  - j. All signs shall be architecturally integrated with building design.
  - k. Loading docks shall be screened by walls and covers that are architecturally integrated with the building. Covers for loading docks are limited to those directly facing residential zones.
  - l. The refuse enclosures shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
  - m. Major buildings shall have display windows that are a minimum of 5 x 8 feet and be placed along the front elevation at minimum intervals of 30 feet.
  - n. Building-mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos.
  - o. The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 24 feet high and a maximum of 20 feet high within 300 feet of a residential zone. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.
  - p. Building mounted signage shall not be permitted on any elevations adjacent to or facing the residential zoning to the east.
  - q. Off-street signs are not permitted.
  - r. Screen or garden walls, 2 1/2 - 3 feet high with colors and texture that are coordinated with the building materials shall be located along all parking areas that front on a roadway or street.
  - s. Freestanding signs are limited to a maximum height of 18 feet.
3. The following design requirements shall be deleted:
  - a. Under "General Architecture", remove the last sentence: "The approval of site plans for building permits for such sites will be delegated to the City of Albuquerque planning staff."
  - b. Under "Lighting", remove: "Main parking area lighting not to exceed 30' to radius."
4. Conditions of the Public Works Department:
  - a. All the requirements of previous actions taken by the EPC and the ORD must be completed and / or provided for.
  - b. Dedication of right-of-way for Paradise and Univera Boulevards, and Paseo del Norte.
  - c. Construction of Paradise and Univera Boulevards, and Paseo del Norte will occur on the center easements.
  - d. Development of any pad sites within the northern half of the center will require the construction of the east half of Univera Boulevard (Paradise to Arroyo).
  - e. Development of any pad sites within the southern half of the center will require the construction of all of Univera Boulevard (Paseo del Norte to Paradise); the south half of Paradise Boulevard (Univera to eastern Property Line); Paseo del Norte (Univera to eastern Property Line); and the vacation of temporary Paseo del Norte / Paradise connection. These facilities will include 6 foot sidewalks and / or 10 or 8 foot bicycle facilities as shown. Location of deceleration lanes will be determined by the Traffic Engineer. The timing and phasing of the construction of the streets shall be approved by the Traffic Engineer. Development of Pad UG-4, Self Storage shall require the construction of Univera, Paradise Boulevard or Paseo del Norte for access.
  - f. Details related to 1) access along Paradise Boulevard, and 2) bicycle facilities and associated rights-of-way along Paradise Boulevard and Paseo del Norte shall be submitted for the satisfaction of the Parks & Recreation and Public Works Departments prior to final sign-off at the ORD.
  - g. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plot approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque standards, including water and / or sanitary sewer line design, and approved by NMA.



**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 restricted C-2 uses.

**PEDESTRIAN AND VEHICULAR CIRCULATION**

See sheet A.1 for pedestrian and vehicular connections to the surrounding Ventana Ranch road, and trail system.

**INTERNAL CIRCULATION**

See sheet A.2.1A for internal circulation

**BUILDING HEIGHTS AND SETBACKS**

The maximum height of buildings within tract G shall be 35'-0". See plan A.1 for additional restrictions. Setbacks are shown on sheet A.2.1A

**FLOOR AREA RATIOS**

The overall FAR for tract H shall not exceed 10,000sq/ft per gross acre in accordance with the May 31,1998 agreement with the City of Albuquerque

**LANDSCAPE**

See sheet L1 and L2

**NOTE:**

ISSUANCE OF BUILDING PERMIT, FOR ANY TRACT WITHIN VENTANA SQUARE, AS PROPOSED ON SHEET A2.1, REQUIRES INDIVIDUAL PLATTING OF TRACTS WITH DETAILED GRADING AND DRAINAGE PLAN APPROVAL.

**PER ZONING**

EPC CASE # 1 DRB CASE # 1

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on MAY-19-2000 and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:

**SITE DEVELOPMENT PLAN**

<i>Bradley S. Bingham</i>	6/21/00
Traffic Engineer, Transportation Division	Date
<i>Greg</i>	6/21/00
Parks and General Services Department	Date
<i>Roger L. Green</i>	6/21/00
Public Works, Water Utilities Division	Date
<i>John Coleman</i>	6-21-00
City Engineer, Engineering Division / AMAFCA	Date
<i>John</i>	6/21/00
City Planner, Albuquerque	Date
<i>...</i>	6/21/00
Solid Waste Administration	Date
<i>...</i>	6/21/00
City of Albuquerque, New Mexico	Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

**PROJECT # 1000390**

**Application #s**

00450-00000-00804

00450-00000-00806

\* 00128-00000-00409

00128-00000-00410

REVISION	DATE	BY

**PROJECT TITLE**  
Ventana Square  
SWC of Tract G and H at Ventana Ranch  
Albuquerque, New Mexico

**PROJECT NUMBER**  
George Rainhart, AIA  
09052

**DATE**  
6/9/00

**SCALE**  
1"=60'

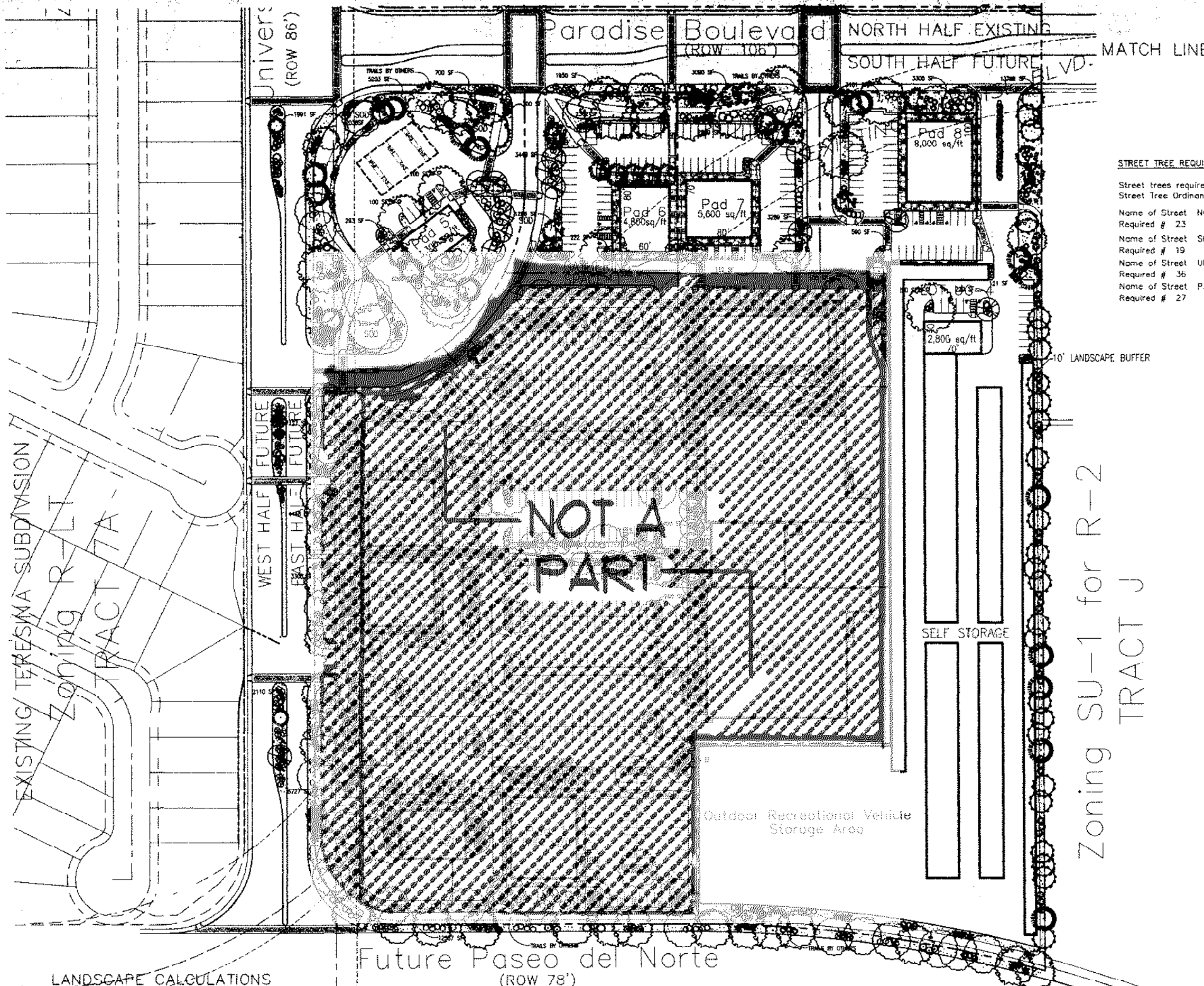
**Tract H Site Plan for Subdivision**

**A2.1**

**GEORGE RAINHART ARCHITECT AND ASSOCIATES PC**  
2325 SAN PEDRO N.E. SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-8110 FAX (505) 837-9877







**PLANT LEGEND**

- ARIZONA ASH (H) 69  
Fraxinus velutina  
2" Cal
- RAYWOOD ASH (H) 35  
Fraxinus oxycarpa raywood  
2" Cal
- AUSTRIAN PINE (H) 28  
Pinus nigra  
6-8'
- WASHINGTON HAWTHORN (H) 55  
Crataegus phoenopyrum
- DESERT WILLOW (M) 26  
Chilopsis linearis  
15 gal
- FLOWERING PEAR (H) 57  
Pyrus caleryana  
1 1/2" cal
- PINON PINE 4  
Pinus edulis  
6-8'
- PALM YUCCA (L) 8  
6-8'
- MAIDEN GRASS (M) 90  
Miscanthus sinensis  
5 gal
- RUSSIAN SAGE (M) 58  
Perovskia atriplicifolia  
5 gal
- INDIAN HAWTHORN (M) 97  
Raphiolepis indica  
5 gal
- ROSEMARY (M) 113  
Rosmarinus officinalis  
5 GAL
- AUTUMN SAGE (M) 197  
Salvia greggii  
5 gal
- SILVERBERRY (M) 42  
Elaeagnus pungens  
5 gal
- CHAMISA (L) 36  
Chrysothamnus nauseosus  
1 gal
- WILDFLOWER 245  
1 gal
- OVERSIZE GRAVEL AND BOULDERS
- 3/4" GREY GRAVEL OR SANTA FE BROWN GRAVEL W/ FF TO BE DETERMINED IN FIELD TO COORDINATE W/ EXTERIOR OF BUILDINGS
- 500
- SCREEN WALL 2 1/2' TO 3' IN HEIGHT TO SCREEN PARKING ALONG MAJOR STREETS W/ COLORS CONTEXTUAL WITH THE BUILDING MATERIALS

**STREET TREE REQUIREMENTS**

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street	NORTH PARADISE
Required #	23
Provided #	23
Name of Street	SOUTH PARADISE
Required #	19
Provided #	19
Name of Street	UNIVERSE
Required #	36
Provided #	36
Name of Street	PASEO DEL NORTE
Required #	27
Provided #	27

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC  
 2325 SAN PEDRO N.E. SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-9110 FAX (505) 837-0877

Zoning SU-1 for R-2 TRACT J

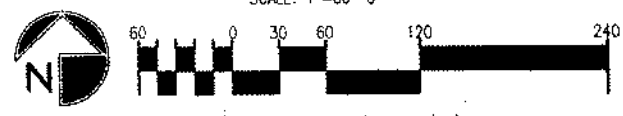


**The Hilltop**

THE HILLTOP expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced, copied or copied in any manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of

**LANDSCAPE PLAN**

SCALE: 1"=60'-0"



**ALTERNATE USE**

Concept: If one of the approved schematic alternate use plans is selected for development in lieu of the approved site Plan for Building Permit, a complete Site Plan for Building Permit Purposes will be prepared and submitted to the URB 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 plans will require a new submission to URB.

PROJECT TITLE	Ventana Square TRACTS G AND H AT VENTANA RANCH Albuquerque, New Mexico
PROJECT MANAGER	George Rainhart, AIA
JOB NO.	99052
DRAWN BY	SD
SHEET NO.	2
DATE	6/5/00
SCALE	1"=60'

**LANDSCAPE CALCULATIONS**

NET LANDSCAPE AREA	1,379,787 square feet
TOTAL LOT AREA	263,701 square feet
TOTAL BUILDINGS AREA	0 square feet
OFFSITE AREA	1,116,086 square feet
NET LOT AREA	15 square feet
LANDSCAPE REQUIREMENT	157,113 square feet
TOTAL LANDSCAPE PROVIDED	253,063 square feet
TOTAL GSD PROVIDED	21,652 square feet
TOTAL SOD PROVIDED	21,652 square feet

**LANDSCAPE NOTES:**  
 Landscape maintenance shall be the responsibility of the Property Owner.  
 It is the intent of this plan to comply with the City of Albuquerque, water conservation Landscaping and waste water ordinance, planting restriction approach.  
 Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation Landscaping and waste water ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

**IRRIGATION NOTES:**  
 Irrigation shall be a complete underground system with trees to receive (5) 1.0 GPH Drip Emitters. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.  
 Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to conditions.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.  
 Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.  
 Irrigation maintenance shall be the responsibility of the Property Owner.



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

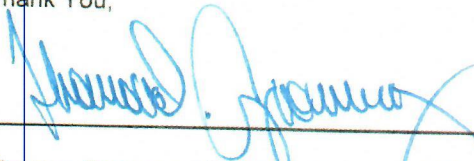
City of Albuquerque  
Development Review Board  
600 2nd Street NW, Ground Floor  
Albuquerque NM 87102

**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.

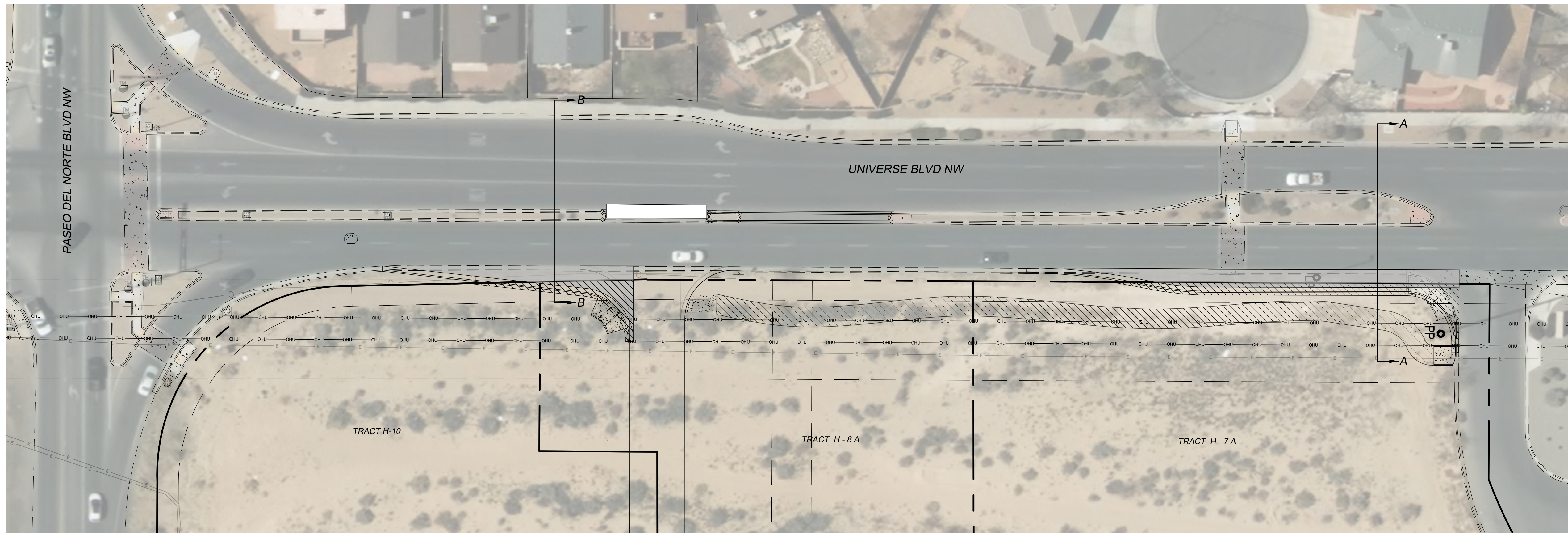
Thank You,



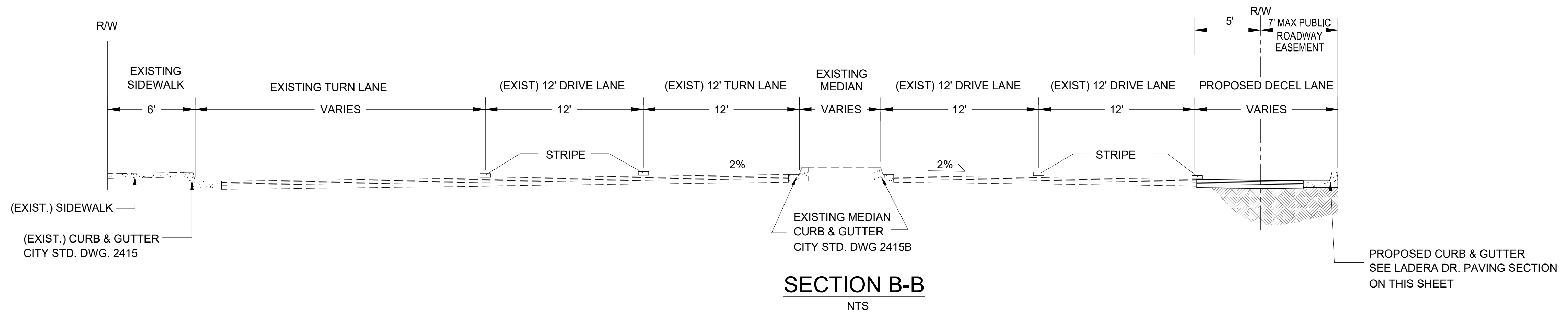
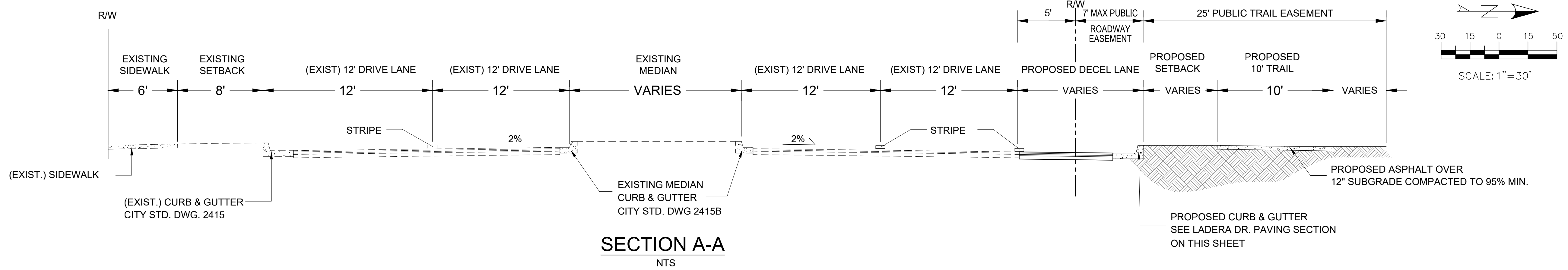
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Thomas Growney, Managing Member of Diamond Tail Realty, LLC





NO.	REVISION	BY	DATE
PROJECT:	DRAWN BY: BLN		
DATE:	CHECKED BY:		
HORIZ. SCALE:	APPROVED BY:		
VERT. SCALE:	FILE:		



VENTANA SQUARE  
 UNIVERSE BLVD  
 DECEL LANE SECTIONS

CITY/COUNTY REVIEW		DATE
DEPARTMENT	SIGN-OFF	
WASTEWATER MGMT. DIV.		
WATER SERVICES		
SUBDIVISION ENG.		
STREETS		
TRAFFIC		
FOR CITY/COUNTY USE ONLY		