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OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 20, 2005

2. Project # 1001674
05DRB-00519 Major-One Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for SAPPHIRE DEVELOPMENT request(s) the above action(s) for Parcel H-12A, **RIVERVIEW SUBDIVISION,** zoned R-LT, located on ALL SAINTS NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 33 acre(s). (C-13)

At the April 20, 2005, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by May 5, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

Roger A Green

For Sheran Matson, AICP, DRB Chair

Cc: Sapphire Development LLC, 1015 Tijeras NW, Suite 210, 87102
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001674 AGENDA#: 2 DATE: 4/20/05

1. Name: Doug Hughes Address: MGA Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001674 **AGENDA ITEM NO: 2**

SUBJECT:

SIA Extension

ACTION REQUESTED:

EXTN

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

RESOLUTION: 1st

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 20, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 20, 2005

Project # 1001674
05DRB-00519 Major-One Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for SAPPHIRE DEVELOPMENT request(s) the above action(s) for Pacel H-12A, **RIVERVIEW SUBDIVISION,** zoned R-LT, located on ALL SAINTS NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 33 acre(s). (C-13)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.

Neighborhood Coordination

Letters sent to Taylor Ranch NA (R), Rancho Sereno NA (R), Coors Trail NA (R) and Alban Hills NA.

APS	No comments received.
Police Department	No comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer	The Hydrology section has no objection to the SIA extension request.
Transportation Development	No objection to the request.
Parks & Recreation	No objection.
Utilities Development	No objection to a one year Extension.
Planning Department	No objection to the request.

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

cc: Sapphire Development LLC, 1015 Tijeras Ave NW, Suite 210, 87102
Mark Goodwin & Associates, Attn: Doug Hughes, P.O. Box 90606, 87199

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

March 31, 2005

TO: See Attached Distribution List of Recognized Neighborhood Association(s):

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately thirty (30) acre(s): Major One Year Subdivision Improvements Agreement for Eagle Ridge Subdivision.**

Proposed by: **Mark Goodwin and Associates at 828-2200**
Agent for: **Sapphire Development, LLC**

For property located: **On or near All Saints NW between Coors Boulevard NW and Eagle Ranch Road NW.**

The case number(s) assigned is: **05DRB-00519, Project # 1001674.**

City Planning accepted application for this request on **March 25, 2005.**

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, April 20, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

DISTRIBUTION LIST:

Don MacCornack and Ceil vanBerkel, Taylor Ranch Neighborhood Association
Jeff Melvin and Sander Rue, Rancho Sereno Neighborhood Association
Jennifer Perry and Alexandra Ostawald, Coors Trail Neighborhood Association

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

March 31, 2005

TO: Ken Brudos and Jack Scott, Alban Hills Neighborhood Association

This letter is a ***COURTESY NOTIFICATION*** *from the City of Albuquerque pertaining to a request for:* **Requests the following for approximately thirty (30) acre(s): Major One Year Subdivision Improvements Agreement for Eagle Ridge Subdivision.**

Proposed by: **Mark Goodwin and Associates at 828-2200**
Agent for: **Sapphire Development, LLC**

For property located: **On or near All Saints NW between Coors Boulevard NW and Eagle Ranch Road NW.**

The case number(s) assigned is: **05DRB-00519, Project # 1001674.**

City Planning accepted application for this request on **March 25, 2005.**

The owner, applicant, and/or agent **WAS NOT** required notifying you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board at **9 a.m.** on **Wednesday, April 20, 2005** at the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

You should contact Claire Senova at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions, please call Stephani Winklepleck at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, April 20, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000788
05DRB-00508 Major-One Year SIA

WILSON & COMPANY agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for Tract(s) AAAA-1-A, **PARADISE SKIES SUBDIVISION, UNITS 8 & 9**, zoned R-T, located on MCMAHON BLVD NW, between ROCKCLIFF BLVD NW and UNSER BLVD NW containing approximately 30 acre(s). [REF: 01DRB-00272, 01DRB-00273, 01DRB-00274, 01DRB-01293, 02DRB-00227] (A-10/A-11)

~~Project # 1001674~~
05DRB-00519 Major-One Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for SAPPHIRE DEVELOPMENT request(s) the above action(s) for Pacel H-12A, **RIVERVIEW SUBDIVISION,** zoned R-LT, located on ALL SAINTS NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 33 acre(s). (C-13)

Project # 1001871
05DRB-00505 Major-One Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block(s) 12, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT HIGHLANDS @ LA CUEVA,** zoned R-D 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW STREET NE containing approximately 2 acre(s). (C-19)

Project # 1000029
05DRB-00509 Major-Vacation of Public Easements

BOHANNAN HUSTON INC. agent(s) for SAWMILL COMMUNITY LAND AND TRUST request(s) the above action(s) for Lot(s) C and B-1A-1, **DUKE CITY LUMBER ADDITION** AND LOT D-1-A OF **ARBOLERA DE VIDA** PHASE 2, zoned S-MI, S-DR, located on BELLAMAH ST NW, between 19TH ST NW and 18TH ST NW containing approximately 25 acre(s). [REF: 003DRB-01785, 03DRB-01786, 04DRB-01650, 04DRB-01651] (H-13)

SEE PAGE 2 . . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1004071
05DRB-00511 Major-Bulk Land Variance
05DRB-00512 Major-Vacation of Public Easements
05DRB-00513 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS** 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). (C-9)

Project # 1004073
05DRB-00514 Major-Preliminary Plat Approval
05DRB-00515 Major-Vacation of Public Easements
05DRB-00516 Minor-Subd Design (DPM) Variance
05DRB-00517 Minor-Sidewalk Waiver
05DRB-00518 Minor-Temp Defer SDWK

MARK GOODWIN & ASOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, **JUAN TABO HILLS, UNIT 1,** zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). (M-21/M-22)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 4, 2005.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: APRIL 20, 2005
Zone Atlas Page: C-13-Z
Notification Radius: 100 Ft.

Project# 1001674
App# 05DRB-00519

Cross Reference and Location:

Applicant: SAPPHIRE DEVELOPMENT, LLC
Address: 1015 TIJERAS AVE NW, STE# 210
ALBUQUERQUE NM 87102

Agent: MARK GOODWIN & ASSOCIATES
ATTN: JAMES HUGHES
Address: PO BOX 90606
ALBUQUERQUE NM 87199

Special Instructions:

Notice must be mailed from the
City's 15 day prior to the meeting.

Date Mailed: APRIL 1, 2005

Signature: KYLE TSETHLIKAI

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101306407622530903   LEGAL: LOT  3-A  ALBUQUERQUE WEST UNIT TWO CORRECTED PLAT O  LAND USE:
                     PROPERTY ADDR: 00000   ALL SAINTS
                        OWNER NAME: HIGH ASSETS LAND CO
                        OWNER ADDR: 00000                                ALBUQUERQUE NM      87191

101306404020730902   LEGAL: LT 2 -A-1 -B-2 PLAT FOR ALBUQUERQUE WEST UNIT 2 LT 2  LAND USE:
                     PROPERTY ADDR: 00000   ALL SAINTS
                        OWNER NAME: HIGH ASSETS LAND CO
                        OWNER ADDR: 00000                                ALBUQUERQUE NM      87191

101206451222041101   LEGAL: TR G  COR RECTED PLAT OF RANCHO SERENO UNIT III CONT  LAND USE:
                     PROPERTY ADDR: 00000   EAGLE RANCH
                        OWNER NAME: QUANZ FAMILY LTD PTNS
                        OWNER ADDR: 09111   EAGLE RANCH              RD NW ALBUQUERQUE NM      87120

101306415622030419   LEGAL: A TR  OF  LAND WITHIN THE SE1/4 NW1/4 NE1/4 SW1/4 SE  LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: NEW MEXICO STATE HWY DEPT
                        OWNER ADDR: 00000                                SANTA FE    NM      87503

101306412920530416   LEGAL: TR I N NW  NE SW SEC 18 T11N R3E CONT 2.5000 AC      LAND USE:
                     PROPERTY ADDR: 00000   ALL SAINTS
                        OWNER NAME: ALL SAINTS LUTHERAN CHURCH
                        OWNER ADDR: 04800   ALL SAINTS               RD    ALBUQUERQUE NM      87114

101306409520530432   LEGAL: SLY  PORT S OF LTS 3 & 4 BLK F ALBUQUERQUE WEST SUBD  LAND USE:
                     PROPERTY ADDR: 00000   ALL SAINTS
                        OWNER NAME: R J SCHAEFER ENTERPRISES
                        OWNER ADDR: 00000                                ALBUQUERQUE NM      87191

101306410519830417   LEGAL: T11N  R3E  SEC 18 TRACT IN N OF SW CONT .6230 AC     LAND USE:
                     PROPERTY ADDR: 00000   ALL SAINTS
                        OWNER NAME: ALL SAINTS LUTHERAN CHURCH
                        OWNER ADDR: 04800   ALL SAINTS               RD    ALBUQUERQUE NM      87114

101306409119930411CA LEGAL: THE  REMA INING PORT OF TR C-1 REPLAT OF TRS A-1 THR  LAND USE:
                     PROPERTY ADDR: 00000   PARADISE HLS SUBSITE
                        OWNER NAME: PUBLIC SERVICE CO OF NM
                        OWNER ADDR: 00000                                ALBUQUERQUE NM      87158

101306401319031016   LEGAL: LT 6 -P1  BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   SLEEPING BEAR
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                  LP    RIO RANCHO  NM      87124

101306402318731017   LEGAL: LT 5 -P1  BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   CRYSTALAIRE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                  LP    RIO RANCHO  NM      87124

101306402818731018   LEGAL: LT 4 -P1  BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   CRYSTALAIRE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                  LP    RIO RANCHO  NM      87124
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101306403218731019   LEGAL: LT 3 -P1  BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   CRYSTALAIRE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                  LP    RIO RANCHO  NM      87124

101306403718731020   LEGAL: LT 2 -P1  BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   CRYSTALAIRE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                  LP    RIO RANCHO  NM      87124

101306404118731021   LEGAL: LT 1 -P1  BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   CRYSTALAIRE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                  LP    RIO RANCHO  NM      87124

101306405218730182   LEGAL: LT 1 2-P1  BLK 1 PLAT FOR EAGLE RIDGE SUBDIVISION    LAND USE:
                     PROPERTY ADDR: 00000   CRYSTALAIRE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                  LP    RIO RANCHO  NM      87124

101306405718730181   LEGAL: LT 1 1-P1  BLK 1 PLAT FOR EAGLE RIDGE SUBDIVISION    LAND USE:
                     PROPERTY ADDR: 00000   CRYSTALAIRE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                  LP    RIO RANCHO  NM      87124

101306406118730180   LEGAL: LT 1 0-P1  BLK 1 PLAT FOR EAGLE RIDGE SUBDIVISION    LAND USE:
                     PROPERTY ADDR: 00000   CRYSTALAIRE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                  LP    RIO RANCHO  NM      87124

101306406618730179   LEGAL: LT 9 -P1  BLK 1 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   CRYSTALAIRE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                  LP    RIO RANCHO  NM      87124

101306407018730178   LEGAL: LT 8 -P1  BLK 1 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   CRYSTALAIRE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                  LP    RIO RANCHO  NM      87124

101306407818630177   LEGAL: TR D  PLA T FOR EAGLE RIDGE SUBDIVISION CONT .3159 A  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                  LP    RIO RANCHO  NM      87124

101306408718530176   LEGAL: LT 7 -P1  BLK 1 PLAT FOR EAGLE RIDGE SUBDIVISION    LAND USE:
                     PROPERTY ADDR: 00000   CRYSTALAIRE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                  LP    RIO RANCHO  NM      87124

101306409218430175   LEGAL: LT 6 -P1  BLK 1 PLAT FOR EAGLE RIDGE SUBDIVISION    LAND USE:
                     PROPERTY ADDR: 00000   CRYSTALAIRE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                  LP    RIO RANCHO  NM      87124
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101306409618330174   LEGAL: LT 5 -P1  BLK 1 PLAT FOR EAGLE RIDGE SUBDIVISION      LAND USE:
                     PROPERTY ADDR: 00000   CRYSTALAIRE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                 LP    RIO RANCHO  NM      87124

101306410718530170   LEGAL: LT 1 -P1  BLK 1 PLAT FOR EAGLE RIDGE SUBDIVISION      LAND USE:
                     PROPERTY ADDR: 00000   BLUFFS EDGE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                 LP    RIO RANCHO  NM      87124

101306413018430169   LEGAL: TR A  PLA T FOR EAGLE RIDGE SUBDIVISION CONT .8085 A  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                 LP    RIO RANCHO  NM      87124

101206452218240969   LEGAL: LT 4 95-P 1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT  LAND USE:
                     PROPERTY ADDR: 00000   RANCHO PLENO
                        OWNER NAME: SALAZAR CECILIA
                        OWNER ADDR: 08328   RANCHO PLENO           NW ALBUQUERQUE NM      87120

101306416517130202   LEGAL: LOT  A-3- A THUNDERSHIP PARTNERSHIP BEING A REPLAT O  LAND USE:
                     PROPERTY ADDR: 00000   COORS
                        OWNER NAME: JERRY B LOSEY IRR TRUST
                        OWNER ADDR: 00000                      ALBUQUERQUE NM      87103

101306427706440114   LEGAL: MAP  25 T RACT 82A1 88.56 AC                        LAND USE:
                     PROPERTY ADDR: 00000   COORS
                        OWNER NAME: BUREAU OF INDIAN AFFAIRS
                        OWNER ADDR: 00000                      LAGUNA      NM      87026

101306401318531015   LEGAL: LT 7 -P1  BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION      LAND USE:
                     PROPERTY ADDR: 00000   SLEEPING BEAR
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                 LP    RIO RANCHO  NM      87124

101306410417930171   LEGAL: LT 2 -P1  BLK 1 PLAT FOR EAGLE RIDGE SUBDIVISION      LAND USE:
                     PROPERTY ADDR: 00000   BLUFFS EDGE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                 LP    RIO RANCHO  NM      87124

101206452317640970   LEGAL: LT 4 96-P 1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT  LAND USE:
                     PROPERTY ADDR: 00000   RANCHO PLENO
                        OWNER NAME: NEIL DWAYNE E
                        OWNER ADDR: 08324   RANCHO PLENO           NW ALBUQUERQUE NM      87120

101306401318131014   LEGAL: LT 8 -P1  BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   SLEEPING BEAR
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                 LP    RIO RANCHO  NM      87124

101306410117630172   LEGAL: LT 3 -P1  BLK 1 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   BLUFFS EDGE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                 LP    RIO RANCHO  NM      87124
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101306412217630167   LEGAL: LT 1 -P1  BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION      LAND USE:
                     PROPERTY ADDR: 00000   BLUFFS EDGE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                 LP    RIO RANCHO  NM      87124

101206452317040971   LEGAL: LT 4 97-P 1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT  LAND USE:
                     PROPERTY ADDR: 00000   RANCHO PLENO
                        OWNER NAME: VIGIL KAREN L
                        OWNER ADDR: 08320   RANCHO PLENO           NW ALBUQUERQUE NM      87114

101306401317631013   LEGAL: LT 9 -P1  BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   SLEEPING BEAR
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                 LP    RIO RANCHO  NM      87124

101306402817530830   LEGAL: LT 4 2-P1  BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION    LAND USE:
                     PROPERTY ADDR: 00000   SLEEPING BEAR
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                 LP    RIO RANCHO  NM      87124

101306403817530831   LEGAL: LT 4 3-P1  BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION    LAND USE:
                     PROPERTY ADDR: 00000   WOLVERINE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                 LP    RIO RANCHO  NM      87124

101306409817330173   LEGAL: LT 4 -P1  BLK 1 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   BLUFFS EDGE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                 LP    RIO RANCHO  NM      87124

101306406117430603   LEGAL: LT 1 -P1  BLK 6 PLAT FOR EAGLE RIDGE SUBDIVISION      LAND USE:
                     PROPERTY ADDR: 00000   PETOSKY
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                 LP    RIO RANCHO  NM      87124

101306405517130602   LEGAL: LT 2 -P1  BLK 6 PLAT FOR EAGLE RIDGE SUBDIVISION      LAND USE:
                     PROPERTY ADDR: 00000   PETOSKY
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                 LP    RIO RANCHO  NM      87124

101306411917330166   LEGAL: LT 2 -P1  BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION      LAND USE:
                     PROPERTY ADDR: 00000   BLUFFS EDGE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                 LP    RIO RANCHO  NM      87124

101306407317130711   LEGAL: LT 1 9-P1  BLK 7 PLAT FOR EAGLE RIDGE SUBDIVISION    LAND USE:
                     PROPERTY ADDR: 00000   CRYSTALAIRE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                 LP    RIO RANCHO  NM      87124

101306407816930710   LEGAL: LT 2 0-P1  BLK 7 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   CRYSTALAIRE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                 LP    RIO RANCHO  NM      87124
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101306407811030168 LEGAL: TR B PLAT FOR EAGLE RIDGE SUBDIVISION CONT 2.3265 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306411617030165 LEGAL: LT 3 -P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306401317231012 LEGAL: LT 1 0-P1 BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101206452316540972 LEGAL: LT 4 98-P 1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT LAND USE:
PROPERTY ADDR: 00000 RANCHO PLENO
OWNER NAME: GRANONE PAUL A
OWNER ADDR: 08316 RANCHO PLENO NW ALBUQUERQUE NM 87120

101306405316530601 LEGAL: LT 3 -P1 BLK 6 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 PETOSKY
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306408216730709 LEGAL: LT 2 1-P1 BLK 7 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 CRYSTALAIRE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306403817030832 LEGAL: LT 4 4-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 WOLVERINE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306402817030829 LEGAL: LT 4 1-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306411316630164 LEGAL: LT 4 -P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306409216530708 LEGAL: LT 1 -P1 BLK 7 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306401316731011 LEGAL: LT 1 1-P1 BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306407116430712 LEGAL: LT 1 8-P1 BLK 7 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 WOLVERINE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306403816630833 LEGAL: LT 4 5-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 WOLVERINE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101206452316040973 LEGAL: LT 4 99-P 1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT LAND USE:
PROPERTY ADDR: 00000 RANCHO PLENO
OWNER NAME: MAESTAS FELIPITA & ELIZABETH M
OWNER ADDR: 08312 RANCHO PLENO NW ALBUQUERQUE NM 87120

101306402816630828 LEGAL: LT 4 0-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306411016330163 LEGAL: LT 5 -P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306408916130707 LEGAL: LT 2 -P1 BLK 7 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306406816030713 LEGAL: LT 1 7-P1 BLK 7 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 WOLVERINE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306401316331010 LEGAL: LT 1 2-P1 BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306410816030162 LEGAL: LT 6 -P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306403816130834 LEGAL: LT 4 6-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 WOLVERINE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306402816130827 LEGAL: LT 3 9-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306408615830706 LEGAL: LT 3 -P1 BLK 7 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101206452315440974 LEGAL: LT 5 00-P 1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT LAND USE:
PROPERTY ADDR: 00000 RANCHO PLENO
OWNER NAME: WICHHART DON KENNETH & LORI L
OWNER ADDR: 08308 RANCHO PLENO NW ALBUQUERQUE NM 87120

101306408215630705 LEGAL: LT 4 -P1 BLK 7 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306406515730714 LEGAL: LT 1 6-P1 BLK 7 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 WOLVERINE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306410515630161 LEGAL: LT 7 -P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306401315831009 LEGAL: LT 1 3-P1 BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306403815730835 LEGAL: LT 4 7-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 WOLVERINE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306402715630826 LEGAL: LT 3 8-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306407915230704 LEGAL: LT 5 -P1 BLK 7 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306406215330715 LEGAL: LT 1 5-P1 BLK 7 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 PETOSKY
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101206452215040975 LEGAL: LT 5 01-P 1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT LAND USE:
PROPERTY ADDR: 00000 RANCHO PLENO
OWNER NAME: MANI MADELEINE R
OWNER ADDR: 08727 WESTRIDGE PL NW ALBUQUERQUE NM 87114

101306410315230160 LEGAL: LT 8 -P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306405415130716 LEGAL: LT 1 4-P1 BLK 7 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 WOLVERINE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306401215331008 LEGAL: LT 1 4-P1 BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306407614930703 LEGAL: LT 6 -P1 BLK 7 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306403815230836 LEGAL: LT 4 8-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 WOLVERINE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306402615130825 LEGAL: LT 3 7-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306414014330203 LEGAL: A-2 REPL OF TR A OF THUNDERBIRD PARTNERSHIP CONT 0 LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: COORS PYRAMID L L C
OWNER ADDR: 00761 SOUTH MILLER FARMINGTON NM 87401

101306410014930159 LEGAL: LT 9 -P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101206452114340976 LEGAL: LT 5 02-P 1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT LAND USE:
PROPERTY ADDR: 00000 RANCHO PLENO
OWNER NAME: ALEXANDER BRYON EARL & TRACI L
OWNER ADDR: 08304 RANCHO PLENO NW ALBUQUERQUE NM 87120

101306405814630717 LEGAL: LT 1 3-P1 BLK 7 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 WOLVERINE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306407414630702 LEGAL: LT 7 -P1 BLK 7 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306401114931007 LEGAL: LT 1 5-P1 BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306404014730837 LEGAL: LT 4 9-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 WOLVERINE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306402514730824 LEGAL: LT 3 6-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306409714630158 LEGAL: LT 1 0-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306403614330838 LEGAL: LT 5 0-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 WOLVERINE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306406114230718 LEGAL: LT 1 2-P1 BLK 7 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 WOLVERINE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101206452013940977 LEGAL: LT 5 03-P 1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT LAND USE:
PROPERTY ADDR: 00000 RANCHO PLENO
OWNER NAME: AVILA DALE D & EVELYN M
OWNER ADDR: 08302 RANCHO PLENO NW ALBUQUERQUE NM 87120

101306401014431006 LEGAL: LT 1 6-P1 BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306409514230157 LEGAL: LT 1 1-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306402514330823 LEGAL: LT 3 5-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306403413930839 LEGAL: LT 5 1-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 WOLVERINE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306409213930156 LEGAL: LT 1 2-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306406413830719 LEGAL: LT 1 1-P1 BLK 7 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 WOLVERINE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101206451813140978 LEGAL: LT 5 04-P 1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT LAND USE:
PROPERTY ADDR: 00000 RANCHO PLENO
OWNER NAME: SISSON SCOTT & SUSANNE
OWNER ADDR: 08300 RANCHO PLENO NW ALBUQUERQUE NM 87120

101306400913931005 LEGAL: LT 1 7-P1 BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101206450812940980 LEGAL: LT 5 05-P 1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT LAND USE:
PROPERTY ADDR: 00000 RANCHO GUSTO
OWNER NAME: CHAFEY DONALD W & PAULINE R
OWNER ADDR: 03900 RANCHO GUSTO NW ALBUQUERQUE NM 87120

101306402413830822 LEGAL: LT 3 4-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306406713530720 LEGAL: LT 1 0-P1 BLK 7 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 WOLVERINE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101206451312840979 LEGAL: TR A PLA T OF RANCHO SERENO SUBD UNIT IV CONT 0.102 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101306404513530840 LEGAL: LT 6 -P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 WOLVERINE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306408913630155 LEGAL: LT 1 3-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306403113330852 LEGAL: LT 5 2-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 ANTONIA
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

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101306400813531004   LEGAL: LT 1 8-P1  BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   SLEEPING BEAR
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                LP   RIO RANCHO  NM      87124

101306404813230841   LEGAL: LT 5 -P1  BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   WOLVERINE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                LP   RIO RANCHO  NM      87124

101306407113230721   LEGAL: LT 9 -P1  BLK 7 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   WOLVERINE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                LP   RIO RANCHO  NM      87124

101306402313430821   LEGAL: LT 3 3-P1  BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   SLEEPING BEAR
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                LP   RIO RANCHO  NM      87124

101306408613230154   LEGAL: LT 1 4-P1  BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   BLUFFS EDGE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                LP   RIO RANCHO  NM      87124

101306410506530504   LEGAL: LT 1  COR RECTED SUBD PLAT FOR STOUT SUBD CONT 19.15  LAND USE:
                     PROPERTY ADDR: 00000   COORS
                        OWNER NAME: MELLOY BROS ENTERPRISES INC
                        OWNER ADDR: 07707   LOMAS                  BL NE ALBUQUERQUE NM     87110

101306405112930842   LEGAL: LT 4 -P1  BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   WOLVERINE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                LP   RIO RANCHO  NM      87124

101306400713131003   LEGAL: LT 1 9-P1  BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   SLEEPING BEAR
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                LP   RIO RANCHO  NM      87124

101306403712730851   LEGAL: LT 7 -P1  BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   ANTONIA
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                LP   RIO RANCHO  NM      87124

101306408312930153   LEGAL: LT 1 5-P1  BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   BLUFFS EDGE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                LP   RIO RANCHO  NM      87124

101306402212930820   LEGAL: LT 3 2-P1  BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                LP   RIO RANCHO  NM      87124
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101306405512730843   LEGAL: LT 3 -P1  BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   WOLVERINE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                LP   RIO RANCHO  NM      87124

101306408112530152   LEGAL: LT 1 6-P1  BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   BLUFFS EDGE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                LP   RIO RANCHO  NM      87124

101306400612631002   LEGAL: LT 2 0-P1  BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   SLEEPING BEAR
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                LP   RIO RANCHO  NM      87124

101306404212430850   LEGAL: LT 8 -P1  BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   ANTONIA
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                LP   RIO RANCHO  NM      87124

101306405812430844   LEGAL: LT 2 -P1  BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   WOLVERINE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                LP   RIO RANCHO  NM      87124

101306402112530819   LEGAL: LT 3 1-P1  BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                LP   RIO RANCHO  NM      87124

101306407812230151   LEGAL: LT 1 7-P1  BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   BLUFFS EDGE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                LP   RIO RANCHO  NM      87124

101306404512130849   LEGAL: LT 9 -P1  BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   ANTONIA
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                LP   RIO RANCHO  NM      87124

101306406112130845   LEGAL: LT 1 -P1  BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   WOLVERINE
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                LP   RIO RANCHO  NM      87124

101306400512131001   LEGAL: LT 2 1-P1  BLK 4 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   SLEEPING BEAR
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                LP   RIO RANCHO  NM      87124

101306401912030818   LEGAL: LT 3 0-P1  BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION     LAND USE:
                     PROPERTY ADDR: 00000   SLEEPING BEAR
                        OWNER NAME: SAPPHIRE LLC
                        OWNER ADDR: 04011   BARBARA                LP   RIO RANCHO  NM      87124
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101306404911930848 LEGAL: LT 1 0-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 ANTONIA
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306407511930150 LEGAL: LT 1 8-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101206450810941402 LEGAL: LOT 338- P1 PLAT OF RANCHO SERENO SUBDIVISION UNIT LAND USE:
PROPERTY ADDR: 00000 RANCHO CENTRO
OWNER NAME: MILLER DONALD L & DOLORES B
OWNER ADDR: 03903 RANCHO CENTRO NW ALBUQUERQUE NM 87120

101306405211630847 LEGAL: LT 1 1-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 ANTONIA
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306402811530816 LEGAL: LT 1 3-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 ANTONIA
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306407211530149 LEGAL: LT 1 9-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101206451310741401 LEGAL: LOT 337- P1 PLAT OF RANCHO SERENO SUBDIVISION UNIT LAND USE:
PROPERTY ADDR: 00000 RANCHO CENTRO
OWNER NAME: GILBERT THOMAS M III &
OWNER ADDR: 03901 RANCHO CENTRO NW ALBUQUERQUE NM 87120

101306405611330846 LEGAL: LT 1 2-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 WOLVERINE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306403311330815 LEGAL: LT 1 4-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 ANTONIA
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306407011230148 LEGAL: LT 2 0-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306403611030814 LEGAL: LT 1 5-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 ANTONIA
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306400211130101 LEGAL: LT 1 -P1 BLK 3 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306402411030806 LEGAL: LT 2 3-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306406710930147 LEGAL: LT 2 1-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306404010730813 LEGAL: LT 1 6-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 ANTONIA
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306400110730102 LEGAL: LT 2 -P1 BLK 3 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306402210630805 LEGAL: LT 2 4-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306406410630146 LEGAL: LT 2 2-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306404310430812 LEGAL: LT 1 7-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 ANTONIA
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306402910230807 LEGAL: LT 2 2-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 OPHELIA
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306404610130811 LEGAL: LT 1 8-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 ANTONIA
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101206449909640180 LEGAL: LOT 336- P1 PLAT OF RANCHO SERENO SUBDIVISION UNIT LAND USE:
PROPERTY ADDR: 00000 RANCHO CENTRO
OWNER NAME: RAITT WILLIAM M & ELIZABETH KI
OWNER ADDR: 03900 RANCHO CENTRO NW ALBUQUERQUE NM 87120

101306406110230145 LEGAL: LT 2 3-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306400110330103 LEGAL: LT 3 -P1 BLK 3 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306402010230804 LEGAL: LT 2 5-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306403409930808 LEGAL: LT 2 1-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 OPHELIA
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306405909830144 LEGAL: LT 2 4-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306401809830803 LEGAL: LT 2 6-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101206440502540133 LEGAL: TRAC TS 3 A M A F C A PIEDRAS MARCADAS CHANNEL & D LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

101306400109830104 LEGAL: LT 4 -P1 BLK 3 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306403709630809 LEGAL: LT 2 0-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 OPHELIA
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306405609530143 LEGAL: LT 2 5-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306404009430810 LEGAL: LT 1 9-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 OPHELIA
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306400109430105 LEGAL: LT 5 -P1 BLK 3 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 SLEEPING BEAR
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306401108930801 LEGAL: LT 2 8-P1 BLK 5 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306405409230142 LEGAL: LT 2 6-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306405108830141 LEGAL: LT 2 7-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306403108630113 LEGAL: LT 1 3-P1 BLK 3 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306404808530140 LEGAL: LT 2 8-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306400108430107 LEGAL: LT 7 -P1 BLK 3 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 OPHELIA
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306402708330114 LEGAL: LT 1 4-P1 BLK 3 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306404608130139 LEGAL: LT 2 9-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306400108130108 LEGAL: LT 8 -P1 BLK 3 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 OPHELIA
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306402507930115 LEGAL: LT 1 5-P1 BLK 3 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306400407830109 LEGAL: LT 9 -P1 BLK 3 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 OPHELIA
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306404307730138 LEGAL: LT 3 0-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306402407530116 LEGAL: LT 1 6-P1 BLK 3 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306400707530110 LEGAL: LT 1 0-P1 BLK 3 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 OPHELIA
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306401107230111 LEGAL: LT 1 1-P1 BLK 3 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 OPHELIA
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306401507030112 LEGAL: LT 1 2-P1 BLK 3 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 OPHELIA
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306404107330137 LEGAL: LT 3 1-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306400504530121 LEGAL: TR C PLA T FOR EAGLE RIDGE SUBDIVISION CONT 1.6006 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: A M A F C A
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

101306402206830117 LEGAL: LT 1 7-P1 BLK 3 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS PLACE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306403907030136 LEGAL: LT 3 2-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306403706630135 LEGAL: LT 3 3-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306401906430118 LEGAL: LT 1 8-P1 BLK 3 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306403506230134 LEGAL: LT 3 4-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306401606030119 LEGAL: LT 1 9-P1 BLK 3 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306403305830133 LEGAL: LT 3 5-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306401505430120 LEGAL: LT 2 0-P1 BLK 3 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306403105530132 LEGAL: LT 3 6-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306402905130131 LEGAL: LT 3 7-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306402704730130 LEGAL: LT 3 8-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306402404330129 LEGAL: LT 3 9-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306402203930128 LEGAL: LT 4 0-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306402003430127 LEGAL: LT 4 1-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306402003030126 LEGAL: LT 4 2-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306402002530125 LEGAL: LT 4 3-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101206449501540132 LEGAL: PARC EL H -20 RIVERVIEW CONT 4.2317 AC M/L LAND USE:
PROPERTY ADDR: 00000 CALLE NORTENA
OWNER NAME: RUIZ BEN J & MARGARET J TRUSTE
OWNER ADDR: 00000 ALBUQUERQUE NM 87193

101306402002030124 LEGAL: LT 4 4-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306401801530123 LEGAL: LT 4 5-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306401201430122 LEGAL: LT 4 6-P1 BLK 2 PLAT FOR EAGLE RIDGE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 BLUFFS EDGE
OWNER NAME: SAPPHIRE LLC
OWNER ADDR: 04011 BARBARA LP RIO RANCHO NM 87124

101306301051020301 LEGAL: PARC EL H -12B RIVERVIEW CONT 2.1483 AC M/L LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MANN WILLIAM F ETAL
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101306304950320217 LEGAL: LT 7 LOT S 1 THROUGH 9 BOSQUE DEL PUEBLO REPL OF TR LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: SUNWEST BANK OF ALBUQUERQUE
OWNER ADDR: 00000 ALPHARETTA GA 30023

101306304549020218 LEGAL: LT 8 -A-1 PLAT OF LTS 8-A-1 & 8-A-2 BOSQUE DEL PUEB LAND USE:
PROPERTY ADDR: 00000 CAMINITO COORS
OWNER NAME: KIGER CHARLES R & F LOUISE
OWNER ADDR: 01200 VISTA VERDE CT SANTA FE NM 87501

"Attachment A"

3/03/05
SUSAN RASINSKI, MARK GOODWIN & ASSOC., PA
P.O. BOX 90606 / 87199
PHONE: 828-2200 FAX: 797-9539
ZONE MAP: C-13

Taylor Ranch NA (R)
***Don MacCornack**
5300 Hattiesburg NW / 87120 897-1593 (h)
Ceil vanBerkel
5716 Morgan Ln. NW / 87120 899-2738 (h)

Rancho Sereno NA (R)
***Jeff Melvin**
4115 Rancho Grande NW / 87120 980-8569 (h)
Sander A. Rue
7500 Rancho Solano Ct. NW / 87120 301-0189 (h)

Coors Trail NA (R)
***Jennifer Perry**
2608 Bosque Del Sol Ln. NW / 87120 890-7379 (h)
Alexandra Ostwald
6423 Bosque Meadows NW / 87120 898-1915 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

Alban Hills NA
***Ken Brudos**
6441 Via Corta de Sur NW / 87120 898-7177 (h)
Jack Scott
6419 Camino Del Arrebol NW / 87120 898-5009 (h)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

March 3, 2005

Susan Rasinski
Mark Goodwin & Assoc., PA
P.O. Box 90606 / 87199
Phone: 828-2200 Fax: 797-9539

Dear Susan:

Thank you for your inquiry of **March 3, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **EAGLE RIDGE SUBDIVISION**, Zone Map **C-13**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

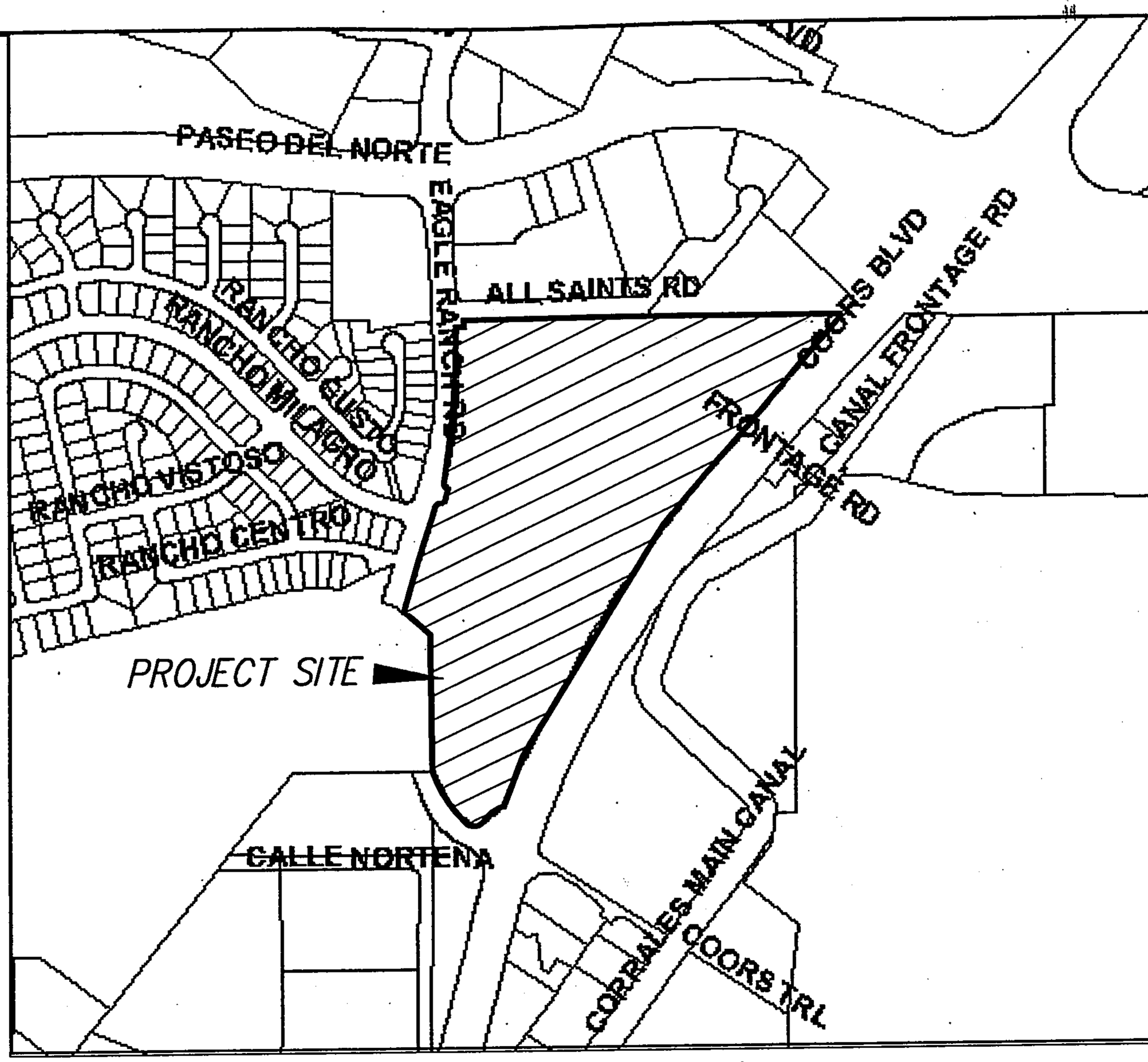
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/27/04)



LOCATION MAP

ZONE ATLAS C-13

SCALE: NONE

AS BUILT INFORMATION

CONTRACTOR

BENCH MARKS

STATION "11-C13" IS 4.83 MI. WEST ON PASEO del NORTE FROM THE

SURVEY INFORMATION

FIELD NOTES

LEGEND

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

March 3, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87199

Re: Eagle Ridge Subdivision; DRB 1001674

Dear Ms. Matson:

We are requesting a one-year extension of the Subdivision Improvements Agreement. Most of the work is complete, however, there are punch list items which have not been completed, and the existing Agreement and financial guaranty are quickly approaching the Construction Completion Deadline of April 4, 2005. We need to extend the SIA until the Close Out package is submitted and accepted by the City.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

James D. Hughes, PE
Senior Engineer

JDH/sr

F:\1-Projects\2005\A05022 - Eagle Ridge SIA\SIA Extension Letter.doc

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

9-11-02

4. Project # 1001674
02DRB-01202 Major-Preliminary Plat Approval
02DRB-01203 Major-Vacation of Pub Right-of-Way
02DRB-01204 Major-Vacation of Public Easements
02DRB-01205 Minor-Temp Defer SDWK
02DRB-01206 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS III, LLC request(s) the above action(s) for all or a portion of Parcel H-12A, **EAGLE RIDGE SUBDIVISION**, RIVERVIEW, zoned R-LT, located on ALL SAINTS NW, between COORS BLVD. NW and EAGLE RANCH RD. NW containing approximately 33 acre(s).[REF: DRB-96-22] [Deferred from 9/4/02] (C-13)

At the September 11, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 9/11/02 and approval of the grading plan engineer stamp dated 9/5/02 the preliminary plat was approved.

The Vacations were approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

OFFICIAL NOTICE
PAGE TWO

3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

Temporary deferral of construction of sidewalk was approved for the frontage and side yards of the developable lots on the interior streets as shown on Exhibit C in the Planning file.

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file

If you wish to appeal this decision, you must do so by September 26, 2002 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Janet Stephens
DRB Chair

cc: STV Investments III, LLC, 400 Gold SW, Suite 700, 87102
Mark Goodwin & Associates PA, 8916 Adams NE, 87199
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001674 **AGENDA ITEM NO: 4**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(14) Other

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage report dated 9-5-02 is on file for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation request.
No adverse comments on sidewalk issues.

RESOLUTION: signed I.L.

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 11, 2002

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001674 AGENDA#: 4 DATE: 9.11.02

1. Name: Doug Hughes Address: MCA Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001674 AGENDA#: 7 DATE: 9.4.02

1. Name: Doug Hughes Address: MAA Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

City of Albuquerque

CITY OF ALBUQUERQUE P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001674 **AGENDA ITEM NO: 7**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(14) Other

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage report dated 8-26-02 is on file for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation requests.
Defer to Transportation on sidewalk issues.
Comments on infrastructure list.

RESOLUTION:

9-11-02

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 4, 2002

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001674 AGENDA#: 2 DATE: 8.28.02

1. Name: Doug Hughes Address: MCA Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001674 **AGENDA ITEM NO: 2**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(14) Other

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.

RESOLUTION: 9-4-02

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 28, 2002

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
August 28, 2002
Project #1001674

Project # 1001674
02DRB-01202 Major-Preliminary Plat Approval
02DRB-01203 Major-Vacation of Pub Right-of-Way
02DRB-01204 Major-Vacation of Public Easements
02DRB-01205 Minor-Temp Defer SDWK
02DRB-01206 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS III, LLC request(s) the above action(s) for all or a portion of Parcel H-12A, **EAGLE RIDGE SUBDIVISION**, RIVERVIEW, zoned R-LT, located on ALL SAINTS NW, between COORS BLVD. NW and EAGLE RANCH RD. NW containing approximately 33 acre(s).[REF:DRB-96-22](C-13)

AMAFCA

1. Is vacation of the AMAFCA easement being requested with this plat? No objection to other vacation actions or sidewalk deferral. 2. Show the AMAFCA easement on the Grading & Drainage Plan. 3. Tie slopes along Coors Blvd. are steeper than 3:1 in sections. What type of slope protection will be provided? 4. AMAFCA will sign the Final Plat and work order plans.

COG

No adverse comment. For information, the Long Range Roadway System designates Coors Boulevard as a limited access principal arterial and Eagle Ranch Road as a collector. The Long Range Bikeway System proposes bike trails along both Coors and Eagle Ranch. It is recommended that an effort be made to provide more access to the proposed bike trails.

Transit — No comments received.

Zoning Enforcement — Reviewed, no comment.

Neighborhood Coor.

Letters sent to Coors Trail (R), Taylor Ranch (R), Alban Hills Neighborhood Assns.

APS This development will affect Petroglyph Elementary School, Lyndon B. Johnson Middle School, and Cibola High School. The above Elementary, Middle, and High schools are all currently enrolled close to their designed capacity. The High school is projected to accrue substantial increases in students in the near future. The APS facilities in the area have recently, and continue to be expanded and upgraded. The elementary school (7-Bar) and middle school (Monroe) opened in the fall of 2001. All planned additions to existing educational facilities are contingent upon taxpayer approval. As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with large numbers of students.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. No comments.

Fire Department Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Gas Approves.

PNM Electric

PNM has no objection to the vacation of a portion of the 100 foot easement for the existing transmission line subject to the following conditions:

1. A final grading plan for Eagle Ridge Subdivision must be provided to Blake Forbes at PNM

2. Only the exterior 25 feet of each side of the 100 foot easement will be vacated.

3. No portion of the remaining 50 feet of the easement will be vacated within the exterior boundaries of Eagle Ridge Subdivision.

4. The owner will enter into an agreement with PNM for work not covered by revenue prior to vacation of portions of the easement

5. The transmission line will need to be reconfigured and all expenses by PNM to reconfigure said line will be paid by owner prior to commencement of work by PNM.

Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments

City Engineer

An approved drainage report is required for Preliminary Plat approval. No objection to vacation request except AMAFCA easement on south.

Transportation Development

The cul-de-sacs should be a the end of the streets. No objection to the vacation of public right-of-way or easements. A traffic distribution layout is needed. Comments on the infrastructure list. The TIS needs to be finalized prior to preliminary plat approval. Verification that adequate clear sight is provided at all intersection.

Parks & Recreation

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 173 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit. No objections to the other requests.

Utilities Development

No objection to Vacation requests. Need Public water line easement between Sleeping Bear and Antonia to loop water line. Sanitary sewer manholes should not be deeper than 20'. Minor comments on Infrastructure List. No objection to Sidewalk Waiver or Deferral.

Planning Department

Refer to previous comments dated March 20, 2002. Please respond to # 1, #3 and #5.

No objection to the vacation of public right-of-way. Defer to Transportation Development.

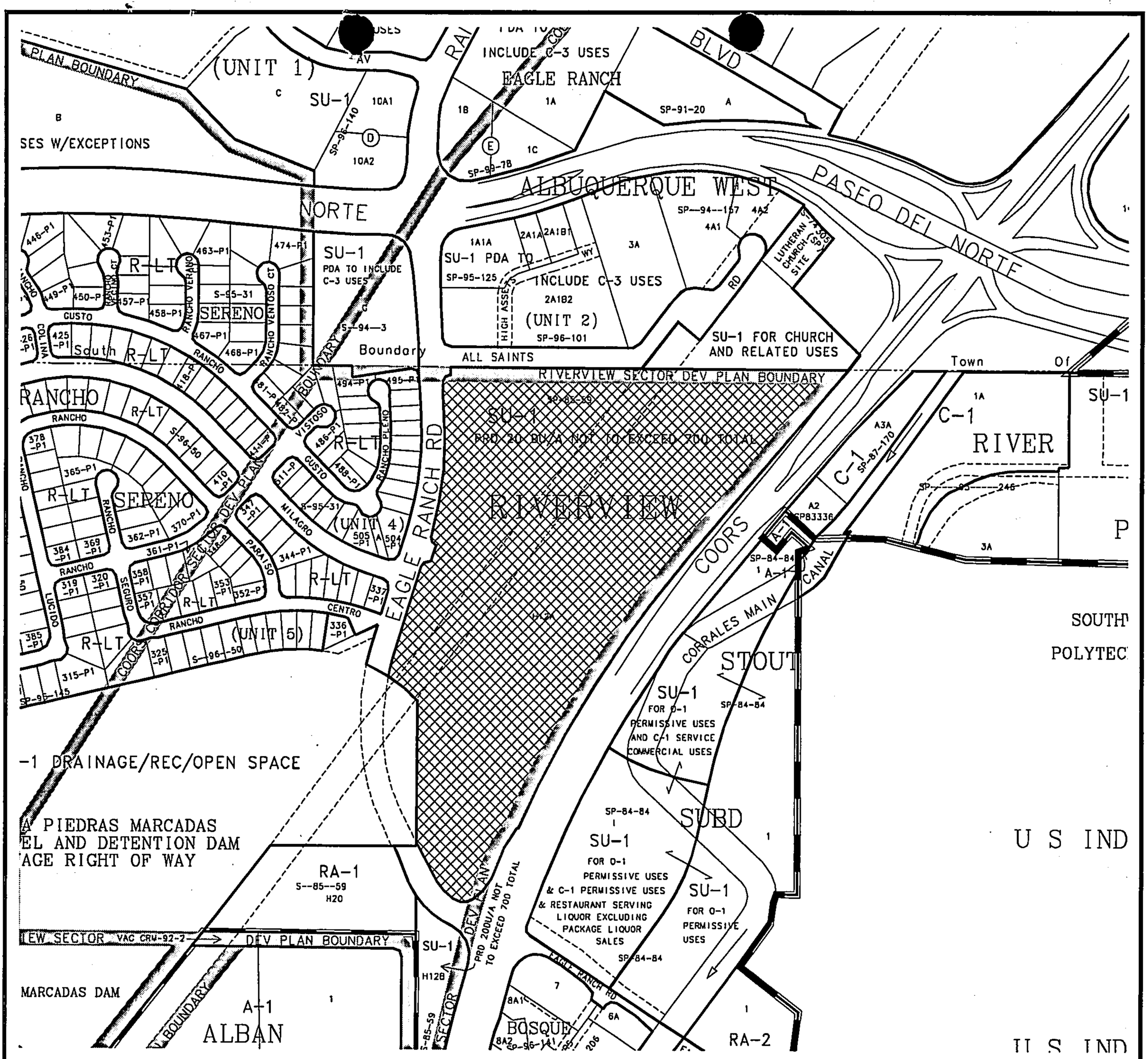
No objection to the vacation of public easements. Defer to those entities having an interest in the easements.

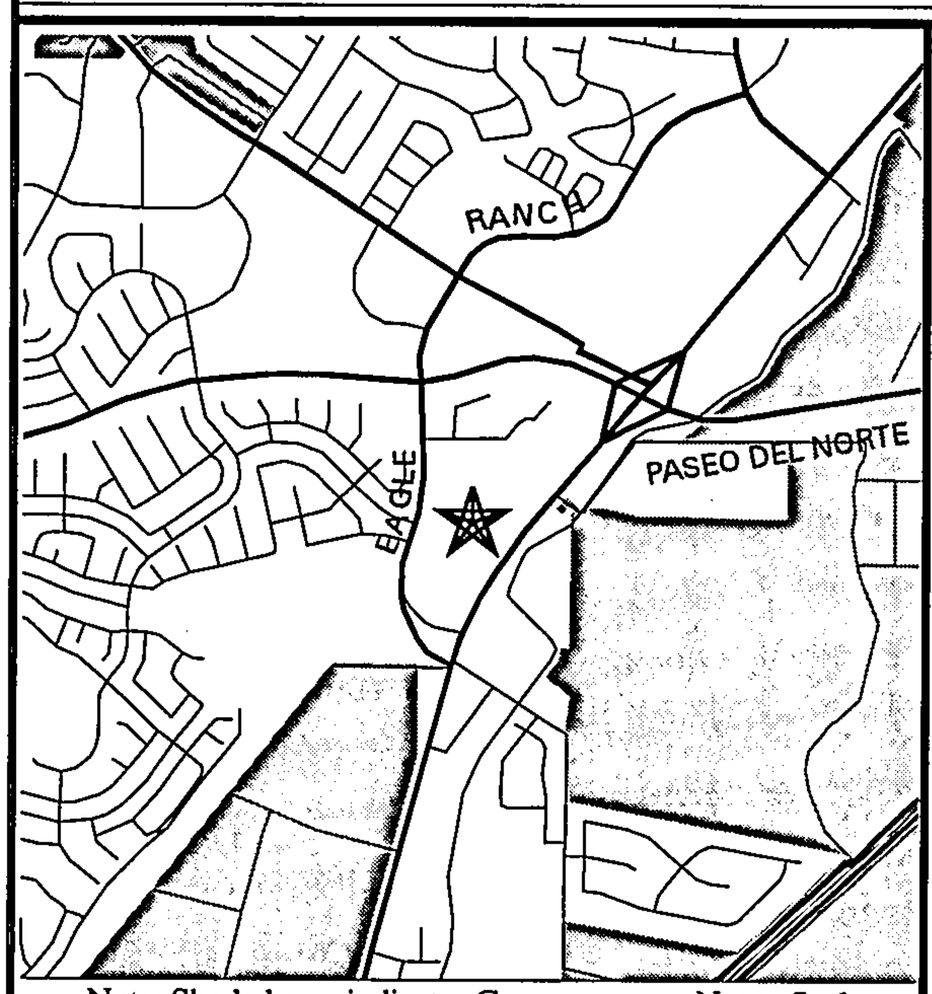
No objection to the temporary deferral of sidewalk construction. Defer to Transportation Development.

No objection to the request for sidewalk waiver. Defer to Transportation Development.

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

cc: Mark Goodwin & Associates PA, 8916 Adams NE, 87199
STV Investment III, LLC, 400 Gold SW, Suite #700, 87102





Note: Shaded area indicates County Not to Scale

ZONING MAP

02DRB-01205
02DRB-01206

AGIS

Scale 1"= 503 '

PROJECT NO.
1001674

HEARING DATE
8-24-02

MAP NO.
C-13

ADDITIONAL CASE NUMBER(S)
02DRB-01202
02DRB-01203
03DRB-01204

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 28, 2002,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000867 02DRB-01201 Major-Two Year SIA	THE LARKIN GROUP NM INC agent(s) for BERNALILLO COUNTY request(s) the above action(s) for all or a portion of Block(s) 1-2, **BERNALILLO COUNTY COURTHOUSE ADDITION,** zoned SU-3 special center zone, located on LOMAS BLVD NW, between 4TH ST NW and 6TH ST NW containing approximately 5 acre(s).[REF: DRB-97-318](J-14)
Project # 1001674 02DRB-01202 Major-Preliminary Plat Approval 02DRB-01203 Major-Vacation of Pub Right-of-Way 02DRB-01204 Major-Vacation of Public Easements 02DRB-01205 Minor-Temp Defer SDWK 02DRB-01206 Minor-Sidewalk Waiver	MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS III, LLC request(s) the above action(s) for all or a portion of Parcel H-12A, **EAGLE RIDGE SUBDIVISION,** RIVERVIEW, zoned R-LT, located on ALL SAINTS NW, between COORS BLVD. NW and EAGLE RANCH RD. NW containing approximately 33 acre(s).[REF:DRB-96-22](C-13)
Project # 1002134 02DRB-01196 Major-Bulk Land Variance 02DRB-01197 Major-Vacation of Public Easements 02DRB-01199 Minor-Prelim&Final Plat Approval	MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) U, **VISTA DEL NORTE,** zoned SU-1 for Permissive IP, located on LAS LOMITAS DRIVE NW, between EL PUEBLO ROAD NW and VISTA DEL NORTE DR NW containing approximately 39 acre(s). [REF: DRB-98-71] (D-16)
Project # 1002135 02DRB-01208 Major-Vacation of Pub Right-of-Way	TIERRA WEST LLC agent(s) for GELTMORE INC request(s) the above action(s) for all or a portion of Tract(s) C2A1, **JEANNEDALE ADDITION,** zoned SU-3 for C-2 uses, located on AMERICAS PARKWAY NE, between LOUISIANA BLVD NE and UPTOWN BLVD NE containing approximately 1 acre(s). (H-18)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Janet Stephens, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 12, 2002.

#216

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
PROPERTY OWNERSHIP LIST

App# 02DRB-01202
Proj# 1001674
Other# 02DRB-01203 02DRB-01204
02DRB-01205 02DRB-01206

Meeting Date: Aug. 28, 2002

Zone Atlas Page: C-13-Z

Notification Radius: 100 Ft.

Cross Reference and Location:

Applicant: STV Investments III, LLC

Address: 400 Gold SW, Ste # 700, 87102

Agent: Mark Goodwin & Assoc., P.A.

Address: 8916 Adams NE, 87199

SPECIAL INSTRUCTIONS

Notices Must be mailed from the City 15 days prior to the meeting.

Date Mailed: Aug. 9, 2002

Signature: Kristal Lukai

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101306407622530903   LEGAL: LOT  3-A  ALBUQUERQUE WEST UNIT TWO CORRECTED PLAT O  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: HIGH ASSETS LAND CO C/O R J SC
                        OWNER ADDR: 00000                          ALBUQUERQUE      NM 87191

101306404020730902   LEGAL: LT 2 -A-1 -B-2 PLAT FOR ALBUQUERQUE WEST UNIT 2 LT 2  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: HIGH ASSETS LAND CO C/O R J SC
                        OWNER ADDR: 00000                          ALBUQUERQUE      NM 87191

101206451222041101   LEGAL: TR G  COR RECTED PLAT OF RANCHO SERENO UNIT III CONT  LAND USE:
                     PROPERTY ADDR: 00000    9111 EAGLE RANCH RD NW
                        OWNER NAME: QUANZ FAMILY LTD PTNS % QUANZ
                        OWNER ADDR: 09111   EAGLE RANCH          RD NW ALBUQUERQUE      NM 87120

101306415622030419   LEGAL: A TR  OF  LAND WITHIN THE SE1/4 NW1/4 NE1/4 SW1/4 SE  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: NEW MEXICO STATE HWY DEPT
                        OWNER ADDR: 00000                          SANTA FE         NM 87503

101306412920530416   LEGAL: TR I N NW  NE SW SEC 18 T11N R3E CONT 2.5AC          LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: ALL SAINTS LUTHERAN CHURCH
                        OWNER ADDR: 04800   ALL SAINTS            RD    ALBUQUERQUE      NM 87114

101306409520530432   LEGAL: SLY  PORT S OF LTS 3 & 4 BLK F ALBUQUERQUE WEST SUBD  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: R J SCHAEFER ENTERPRISES C/O H
                        OWNER ADDR: 00000                          ALBUQUERQUE      NM 87191

101306410519830417   LEGAL: T11N  R3E  SEC 18 TRACT IN N OF SW CONT 0.623 AC     LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: ALL SAINTS LUTHERAN CHURCH
                        OWNER ADDR: 04800   ALL SAINTS            RD    ALBUQUERQUE      NM 87114

101306409119930411CA LEGAL: THE  REMA INING PORT OF TR C-1 REPLAT OF TRS A-1 THR  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: PUBLIC SERVICE CO OF NM
                        OWNER ADDR: 00000                          ALBUQUERQUE      NM 87158

101306405312230406   LEGAL: PARC EL H -12A RIVERVIEW CONT 32.5819 AC M/L         LAND USE:
                     PROPERTY ADDR: 00000    COORS BLVD
                        OWNER NAME: MANN WILLIAM F ETAL % SAM CARN
                        OWNER ADDR: 00000                          ALBUQUERQUE      NM 87103

101206452218240969   LEGAL: LT 4 95-P 1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT  LAND USE:
                     PROPERTY ADDR: 00000    8328 RANCHO PLENO  NW
                        OWNER NAME: SALAZAR CECILIA
                        OWNER ADDR: 08328   RANCHO PLENO               NW ALBUQUERQUE      NM 87120

101306416517130202   LEGAL: LOT  A-3- A THUNDERSHIP PARTNERSHIP BEING A REPLAT O  LAND USE:
                     PROPERTY ADDR: 00000    9170 COORS BLVD NW
                        OWNER NAME: JERRY B LOSEY IRR TRUST % WELL
                        OWNER ADDR: 00000                          ALBUQUERQUE      NM 87103
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101306427706440114   LEGAL: MAP  25 T RACT 82A1 88.56 AC                         LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: BUREAU OF INDIAN AFFAIRS CANON
                        OWNER ADDR: 00000                          LAGUNA           NM 87026

101206452317640970   LEGAL: LT 4 96-P 1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT  LAND USE:
                     PROPERTY ADDR: 00000    8324 RANCHO PLENO  NW
                        OWNER NAME: NEIL DWAYNE E
                        OWNER ADDR: 08324   RANCHO PLENO                NW ALBUQUERQUE      NM 87120

101206452317040971   LEGAL: LT 4 97-P 1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT  LAND USE:
                     PROPERTY ADDR: 00000    8320 RANCHO PLENO  NW
                        OWNER NAME: VIGIL KAREN L
                        OWNER ADDR: 08320   RANCHO PLENO                NW ALBUQUERQUE      NM 87114

101206452316540972   LEGAL: LT 4 98-P 1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT  LAND USE:
                     PROPERTY ADDR: 00000    8316 RANCHO PLENO  NW
                        OWNER NAME: GRANONE PAUL A
                        OWNER ADDR: 08316   RANCHO PLENO                NW ALBUQUERQUE      NM 87120

101206452316040973   LEGAL: LT 4 99-P 1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT  LAND USE:
                     PROPERTY ADDR: 00000    8312 RANCHO PLENO  NW
                        OWNER NAME: BAZA CECILIA M P
                        OWNER ADDR: 08312   RANCHO PLENO                NW ALBUQUERQUE      NM 87120

101206452315440974   LEGAL: LT 5 00-P 1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT  LAND USE:
                     PROPERTY ADDR: 00000    8308 RANCHO PLENO  NW
                        OWNER NAME: WICHHART DON KENNETH & LORI L
                        OWNER ADDR: 08308   RANCHO PLENO                NW ALBUQUERQUE      NM 87120

101206452215040975   LEGAL: LT 5 01-P 1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT  LAND USE:
                     PROPERTY ADDR: 00000    8306 RANCHO PLENO  NW
                        OWNER NAME: MANI MADELEINE R
                        OWNER ADDR: 08727   WESTRIDGE             PL NW ALBUQUERQUE      NM 87114

101306414014330203   LEGAL: *A-2  REP L OF TR A OF THUNDERBIRD PARTNERSHIP CONT  LAND USE:
                     PROPERTY ADDR: 00000    9160 COORS BLVD NW
                        OWNER NAME: COORS PYRAMID L L C
                        OWNER ADDR: 00761   SOUTH MILLER                  FARMINGTON       NM 87401

101206452114340976   LEGAL: LT 5 02-P 1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT  LAND USE:
                     PROPERTY ADDR: 00000    8304 RANCHO PLENO  NW
                        OWNER NAME: ALEXANDER BRYON EARL & TRACI L
                        OWNER ADDR: 08304   RANCHO PLENO                NW ALBUQUERQUE      NM 87120

101206452013940977   LEGAL: LT 5 03-P 1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT  LAND USE:
                     PROPERTY ADDR: 00000    8302 RANCHO PLENO  NW
                        OWNER NAME: AVILA DALE D & EVELYN M
                        OWNER ADDR: 08302   RANCHO PLENO                NW ALBUQUERQUE      NM 87120

101206451813140978   LEGAL: LT 5 04-P 1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT  LAND USE:
                     PROPERTY ADDR: 00000    8300 RANCHO PLENO  NW
                        OWNER NAME: BANK ONE C/O HOMECOMINGS FINAN
                        OWNER ADDR: 09275   SKY PARK               CT    SAN DIEGO        CA 92123
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101206450812940980   LEGAL: LT 5 05-P 1 PLAT OF RANCHO SERENO SUBD UNIT IV CONT   LAND USE:
                     PROPERTY ADDR: 00000    3900 RANCHO GUSTO  NW
                        OWNER NAME: CHAFEY DONALD W & PAULINE R
                        OWNER ADDR: 03900   RANCHO GUSTO                NW ALBUQUERQUE      NM 87120

101206451312840979   LEGAL: TR A  PLA T OF RANCHO SERENO SUBD UNIT IV CONT 0.102  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: CITY OF ALBUQUERQUE C/O REAL E
                        OWNER ADDR: 00000                                ALBUQUERQUE      NM 87103

101306410506530504   LEGAL: LT 1  COR RECTED SUBD PLAT FOR STOUT SUBD CONT 19.15  LAND USE:
                     PROPERTY ADDR: 00000    9169 COORS BLVD NW
                        OWNER NAME: WETZEL DAVID F SUITE 122/247
                        OWNER ADDR: 04020   N MACARTHUR              BL    IRVING        TX 75038

101206450311141403   LEGAL: LOT  339- P1 PLAT OF RANCHO SERENO SUBDIVISION UNIT   LAND USE:
                     PROPERTY ADDR: 00000    3905 RANCHO CENTRO  NW
                        OWNER NAME: DENNIS THOMAS J & MARIA A
                        OWNER ADDR: 03905   RANCHO CENTRO                NW ALBUQUERQUE      NM 87120

101206450810941402   LEGAL: LOT  338- P1 PLAT OF RANCHO SERENO SUBDIVISION UNIT   LAND USE:
                     PROPERTY ADDR: 00000    3903 RANCHO CENTRO  NW
                        OWNER NAME: MILLER DONALD L & DOLORES B
                        OWNER ADDR: 03903   RANCHO CENTRO                NW ALBUQUERQUE      NM 87120

101206451310741401   LEGAL: LOT  337- P1 PLAT OF RANCHO SERENO SUBDIVISION UNIT   LAND USE:
                     PROPERTY ADDR: 00000    3901 RANCHO CENTRO  NW
                        OWNER NAME: GILBERT THOMAS M III & ANNETTE
                        OWNER ADDR: 03901   RANCHO CENTRO                NW ALBUQUERQUE      NM 87120

101206449909640180   LEGAL: LOT  336- P1 PLAT OF RANCHO SERENO SUBDIVISION UNIT   LAND USE:
                     PROPERTY ADDR: 00000    3900 RANCHO CENTRO  NW
                        OWNER NAME: KIRCHER ELIZABETH A
                        OWNER ADDR: 03900   RANCHO CENTRO                NE ALBUQUERQUE      NM 87120

101206440502540133   LEGAL: TRAC TS 3   A M A F C A PIEDRAS MARCADAS CHANNEL & D  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: AMAFCA
                        OWNER ADDR: 02600   PROSPECT                     NE ALBUQUERQUE      NM 87107

101206449501540132   LEGAL: PARC EL H -20 RIVERVIEW CONT 4.2317 AC M/L           LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: RUIZ BEN J & MARGARET J TRUSTE
                        OWNER ADDR: 00000                                ALBUQUERQUE      NM 87193

101306301051020301   LEGAL: PARC EL H -12B RIVERVIEW CONT 2.1483 AC M/L          LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: MANN WILLIAM F ETAL % SAM CARN
                        OWNER ADDR: 00000                                ALBUQUERQUE      NM 87103

101306304950320217   LEGAL: LT 7  LOT S 1 THROUGH 9 BOSQUE DEL PUEBLO REPL OF TR  LAND USE:
                     PROPERTY ADDR: 00000    6645 COORS  NW
                        OWNER NAME: SUNWEST BANK OF ALBUQUERQUE %
                        OWNER ADDR: 05550   LBJ FREEWAY                  DALLAS           TX 75240
```



```
101306304549020218   LEGAL: LT 8 -A-1  PLAT OF LTS 8-A-1 & 8-A-2 BOSQUE DEL PUEB  LAND USE:
                     PROPERTY ADDR: 00000    6641 CAMINITO COORS  NW
                        OWNER NAME: KIGER CHARLES R & F LOUISE
                        OWNER ADDR: 01200   VISTA VERDE              CT    SANTA FE      NM 87501
```

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

City of Albuquerque

Date: July 5, 2002

TO CONTACT NAME: Bernadette Mares
COMPANY/AGENCY: Mark Goodwin & Assoc
ADDRESS/ZIP: PO Box 90606 / 87199
PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of 7-5-02 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at a portion of Parcel H-12A within Section 13, T11N, R2E, NMPM and within Section 18, T11N, R2E NMPM zone map page(s) C-13.

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

Coors Trail
Neighborhood Association
Contacts: Lee Ellis
2520 Bosque Entrada Dr NW
899-7787 (h) 87120
Jim Simmons
2715 Pueblo Grande Dr NW
890-8471 (h) 87120

Taylor Ranch
Neighborhood Association
Contacts: Carl vanBurkel
5716 Morgan Dr NW / 87120
899-2738 (h) 845-9565 (w)
Jolene Wolfley
6804 Staghorn Dr NW
890-9414 (h) 87120-4806

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(05/08/01)

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7001 0320 0006 0677 8296

ALBUQUERQUE, NM 87120

Postage	$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

UNIT ID: A09112
ALBUQUERQUE NM ACADEMY STA
Postmark Here
AUG 2 2002
Clerk: KC5FJ7
08/02/02
USPS

Sent To: Solene Wolfley
Street, Apt. No.; or PO Box No.: 6804 Stagborn Dr NW
City, State, ZIP+4: Albuquerque NM 87120

PS Form 3800, January 2001 — See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7001 0320 0006 0677 8289

ALBUQUERQUE, NM 87120

Postage	$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

UNIT ID: A09112
ALBUQUERQUE NM ACADEMY STA
Postmark Here
AUG 2 2002
Clerk: KC5FJ7
08/02/02
USPS

Sent To: Mr Lee Ellis
Street, Apt. No.; or PO Box No.: 2520 Bosque Entrada NW
City, State, ZIP+4: Albuquerque NM 87120

PS Form 3800, January 2001 — See Reverse for Instructio

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7001 0320 0006 0677 8272

ALBUQUERQUE, NM 87120

Postage	$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

UNIT ID: A09112
Postmark Here
Clerk: KC5FJ7
08/02/02

Sent To: Sim Timmons
Street, Apt. No.; or PO Box No.: 2715 Pueblo Grande Tr NW
City, State, ZIP+4: Albuquerque NM 87120

PS Form 3800, January 2001 — See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7001 0320 0006 0677 8302

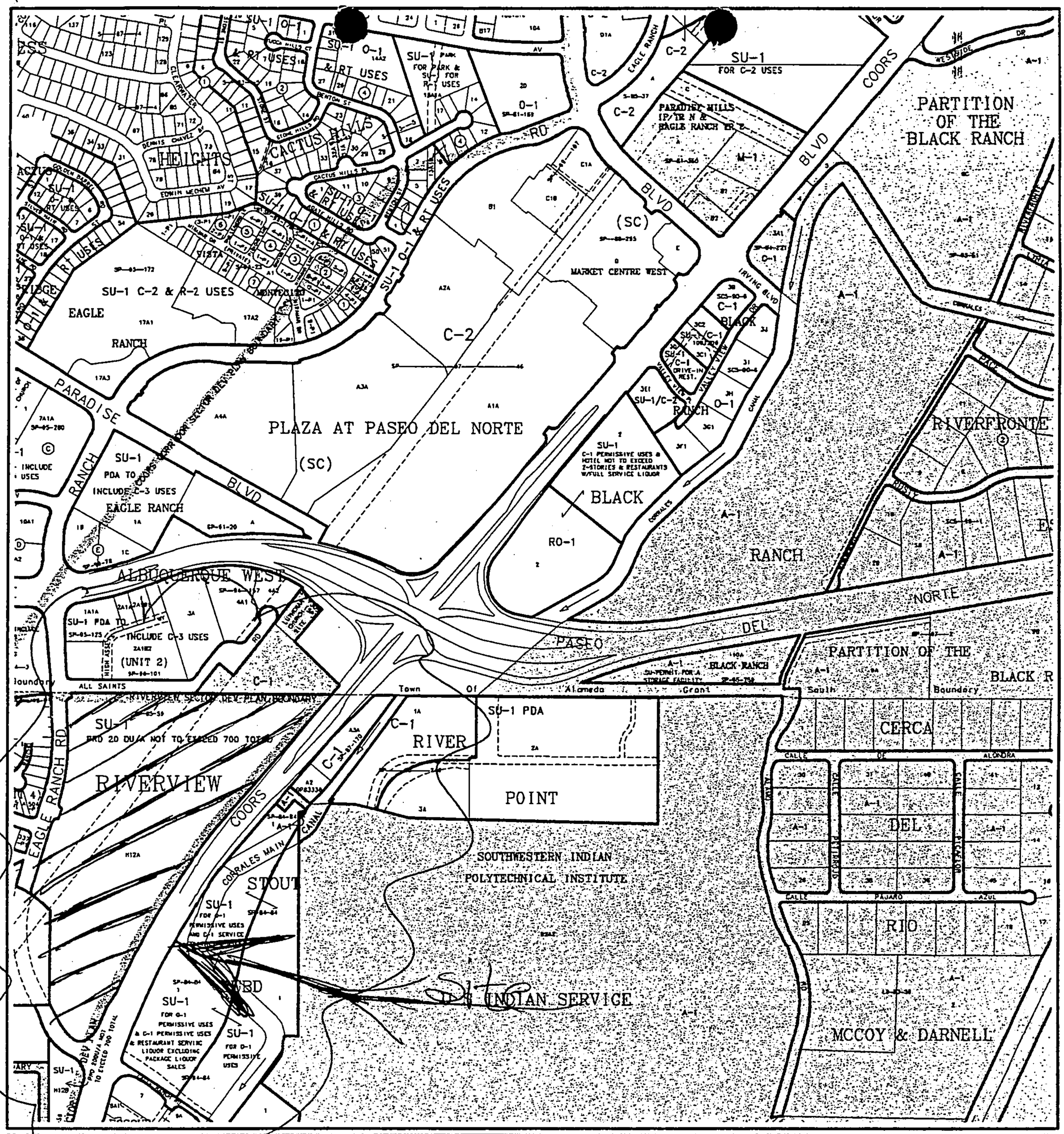
ALBUQUERQUE, NM 87120

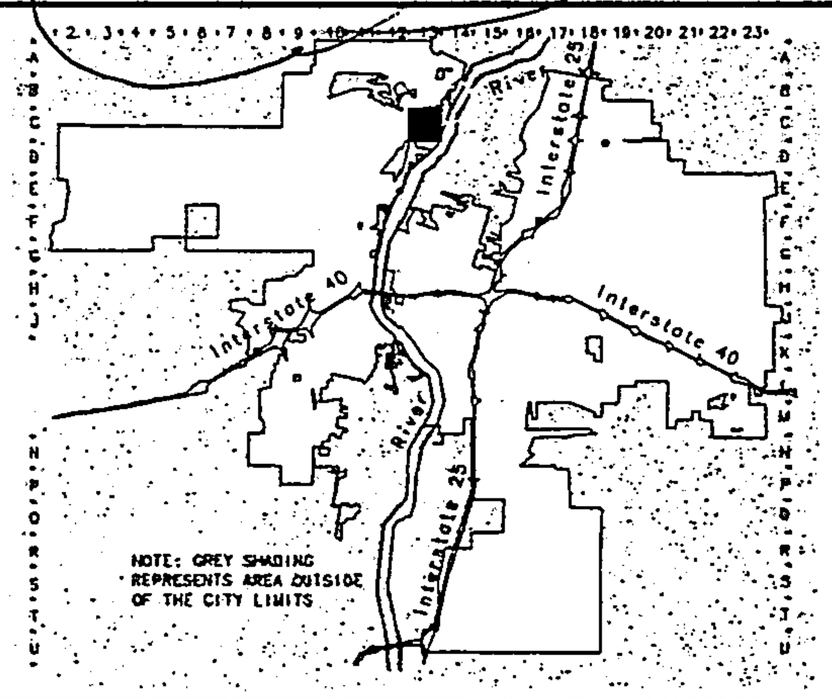
Postage	$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

UNIT ID: A09112
ALBUQUERQUE NM
Postmark Here
AUG 2 2002
Clerk: KC5FJ7
08/02/02

Sent To: Ceil Van Berke
Street, Apt. No.; or PO Box No.: 5716 Morgan Lane NW
City, State, ZIP+4: Albuquerque NM 87120

PS Form 3800, January 2001 — See Reverse for Instructio





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-13-Z

Map Amended through April 03, 2002

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- ☒ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ☒ Proposed Infrastructure List.
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the request
- ☒ Property owner's and City Surveyor's signature on the proposed plat
- ☒ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☒ Sign Posting Agreement
- ☒ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ☒ Fee (see schedule)
- ☒ Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

- ☐ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ☐ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**
(Temporary sidewalk deferral uses FORM-V)

- ☐ 1 copy of each of the following items
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Plat or plan reduced to 8.5" x 11"
- ☐ Official D.R.B. Notice of the original approval
- ☐ Approved Infrastructure List. If not applicable, please initial. _____
- ☐ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

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

James D. Hughes, PE
Applicant name (print)

James D Hughes 8-1-02
Applicant signature / date

Form revised September 2001

☒ Checklists complete
☒ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
02DRB - 01202
- -
- -

Planner signature / date 8/2/02

Project # 1001674

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

DRB

ALBUQUERQUE NM 87101

RETURN TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 APR 05 2005
MAILED FROM ZIP CODE 87102

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

10130640131903 1016

SAPPHIRE LLC
4011 BARBARA LP
RIO RANCHO NM 87124

87124+1033 2B

City of Albuquerque

Planned 7/21/06 CS

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S
- _X_ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation V
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P
- ____ ...for Subdivision Purposes
- ____ ...for Building Permit
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC) L

Supplemental form

ZONING & PLANNING Z
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan (Phase I, II, III)
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... A
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Sapphire Development, LLC PHONE: 338-2286

ADDRESS: 1015 Tijeras NW, Suite 210 FAX: 944-1232

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:

Proprietary interest in site: Owner **List all owners:**

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:doug@goodwinengineers.com

DESCRIPTION OF REQUEST: 1-year Extension of Subdivision Improvements Agreement (Eagle Ridge Subdivision)

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

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

Lot or Tract No. A Portion of Parcel H-12A Block: __ Unit: __

Subdiv. / Addn. Riverview Subdivision

Current Zoning: R-LT Proposed zoning: ____

Zone Atlas page(s): C-13 No. of **existing** lots: 173 No. of **proposed** lots: _____

Total area of site (acres): 32.585 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No

UPC No. 101306405312230406 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: All Saints

Between: Coors Blvd and Eagle Ranch Road

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1001674

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

SIGNATURE James D. Hughes DATE 3-3-05

(Print) James D. Hughes, PE ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

☐ **INTERNAL ROUTING**
- ☑ All checklists are complete
- ☑ All fees have been collected
- ☑ All case #s are assigned
- ☑ AGIS copy has been sent
- ☑ Case history #s are listed
- ☑ Site is within 1000ft of a landfill
- ☑ F.H.D.P. density bonus
- ☑ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
05DRB - - 00519	SIA	5(2)	$ 50.00
- -	CMF		$ 20.00
- -	Adv		$ 75.00
- -			$
- -			$
			Total $ 145.00

Hearing date 4-20-05

Andrew Garcia 3-25-05
Planner signature / date

Project # 1001674

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

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__ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Proposed Infrastructure List
__ Design elevations & cross sections of perimeter walls
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed plat
__ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
__ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
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(Temporary sidewalk deferral uses FORM-V)
✓ **1** copy of each of the following items
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Plat or plan reduced to 8.5" x 11"
✓ Official D.R.B. Notice of the original approval
✓ Approved Infrastructure List. If not applicable, please initial. _____
__ Previous SIA extension notice, if one has been issued. If not applicable, please initial. SK
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
✓ Any original and/or related file numbers are listed on the cover application
__ Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

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

James D. Hughes PE
Applicant name (print)

James D. Hughes 3-3-05
Applicant signature / date

Form revised 9/01, 8/03 and 9/03

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

Application case numbers
05DRB - _____ - 00519
_____ - _____ - _____
_____ - _____ - _____

Andrew Garcia
Planner signature / date

Project # 1001674

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

March 3, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87199

Re: Eagle Ridge Subdivision; DRB 1001674

Dear Ms. Matson:

We are requesting a one-year extension of the Subdivision Improvements Agreement. Most of the work is complete, however, there are punch list items which have not been completed, and the existing Agreement and financial guaranty are quickly approaching the Construction Completion Deadline of April 4, 2005. We need to extend the SIA until the Close Out package is submitted and accepted by the City.

Please contact our office if you have any questions.

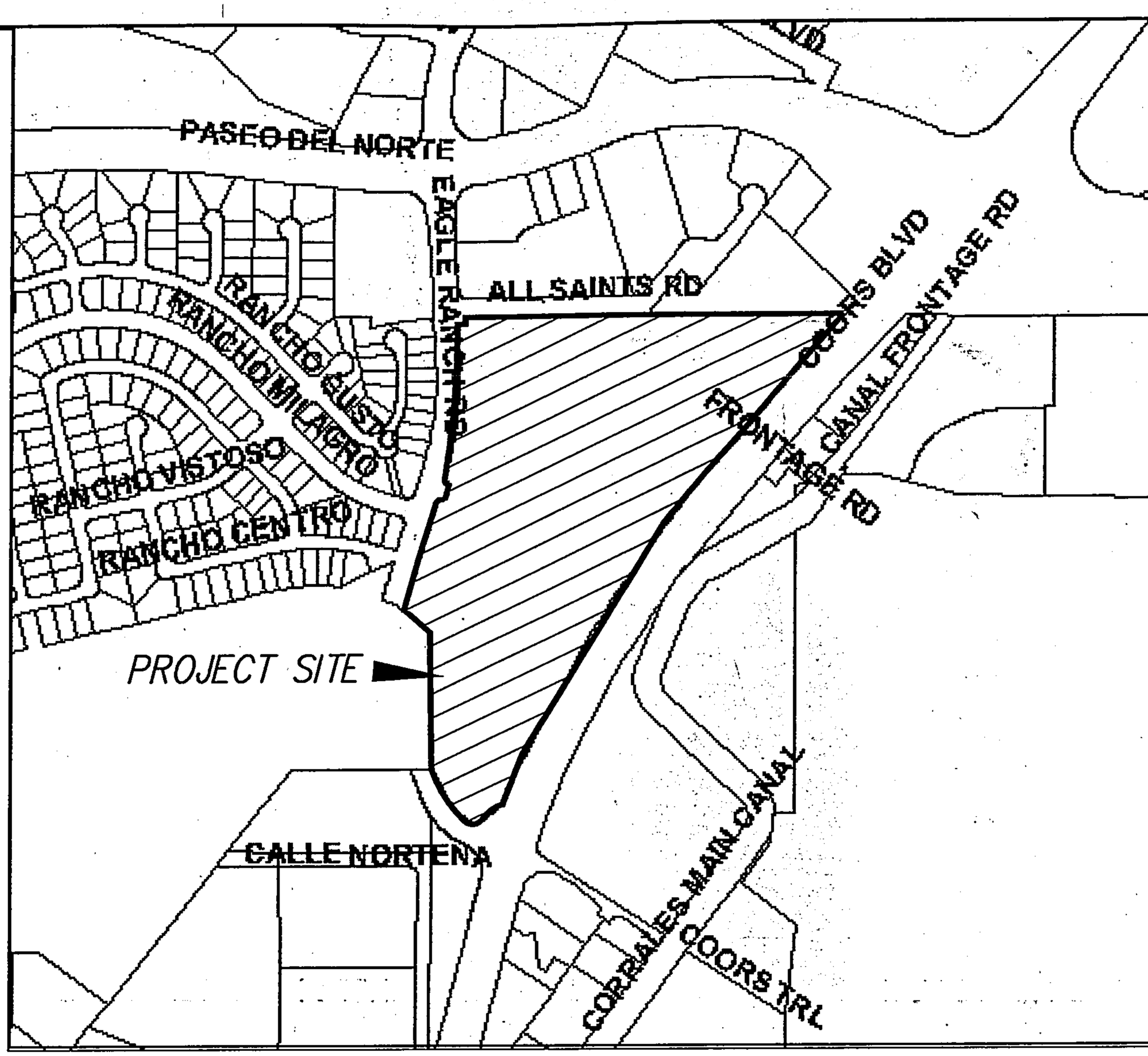
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

James D. Hughes, PE
Senior Engineer

JDH/sr

F:\1-Projects\2005\A05022 - Eagle Ridge SIA\SIA Extension Letter.doc



LOCATION MAP

ZONE ATLAS C-13

SCALE: NONE

LEGEND

AS BUILT INFORMATION

CONTRACTOR

BENCH MARKS

STATION "11-C13" IS 4.83 MI. WEST ON PASEO del NORTE FROM THE

SURVEY INFORMATION

FIELD NOTES

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

9-11-02

4. Project # 1001674
02DRB-01202 Major-Preliminary Plat Approval
02DRB-01203 Major-Vacation of Pub Right-of-Way
02DRB-01204 Major-Vacation of Public Easements
02DRB-01205 Minor-Temp Defer SDWK
02DRB-01206 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS III, LLC request(s) the above action(s) for all or a portion of Parcel H-12A, **EAGLE RIDGE SUBDIVISION**, RIVERVIEW, zoned R-LT, located on ALL SAINTS NW, between COORS BLVD. NW and EAGLE RANCH RD. NW containing approximately 33 acre(s).[REF: DRB-96-22] [Deferred from 9/4/02] (C-13)

At the September 11, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 9/11/02 and approval of the grading plan engineer stamp dated 9/5/02 the preliminary plat was approved.

The Vacations were approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

Current DRC Project Number: ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 9-11-02
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 9/11/02
Date Preliminary Plat Expires: 9/11/03
DRB Project No.: 1001674
DRB Application No.: 02DRB 01202

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

EAGLE RIDGE SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

RIVERVIEW PARCEL H-12A

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 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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		25' FF	Art Pvmt, Std C&G, Median C&G, and 4' Sidewalk[m] East Side Only	Eagle Ranch Rd.	All Saints Rd.	Coors Rd.	/	/	/
		6'	Sidewalk West Side Only	Coors Rd.	Eagle Ranch Rd.	North Boundry	/	/	/
		per design	Std C&G, and 4' Sidewalk South Side Only	All Saints Rd.	Eagle Ranch Rd.	PNM Easement Lot 8 Blk1	/	/	/
		26' FF	Res Pvmt, Roll C&G[iv], and 4' Sidewalk[1] Both Sides	Sleeping Bear Dr.	Crystalaire Ave	Ophelia Ave.	/	/	/
		26' FF	Res Pvmt, Roll C&G[iv], and 4' Sidewalk[2] Both Sides	Ophelia Ave.	Sleeping Bear Dr.	Bluffs Edge St.	/	/	/
		26' FF	Res Pvmt, Roll C&G[iv], and 4' Sidewalk[2] Both Sides	Bluffs Edge St.	Ophelia Ave.	Lot 41 Blk2	/	/	/
		28' FF	Res Pvmt, Roll C&G[iv], and 4' Sidewalk[3] Both Sides	Bluffs Edge St.	Ophelia Ave.	Wolverine Dr.	/	/	/

ORIGINAL

SIA	COA DRC	Size	Type of Improvement	Location	From	To	Private	City	City Cnst
			PAVING CONT.						
		26' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] Both Sides	Bluffs Edge St.	Wolverine Dr.	Cul-De-Sac	/	/	/
		26' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] East Side Only	Bluffs Edge St.	Lot 41 Blk2	Cul-De-Sac	/	/	/
		28' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] Both Sides	Wolverine Dr.	Crystalaire Ave	Bluffs Edge St.	/	/	/
		30' FF	Res Pvmt, Roll C&G[1] 4' Sidewalk both sides	Wolverine Dr	Crystalaire				
		26' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] West Side Only	Antonia Ct.	Bluffs Edge St.	Cul-De-Sac	/	/	/
		26' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] Both Sides	Crystalaire Ave	Sleeping Bear Dr.	Bluffs Edge St.	/	/	/
		26' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] Both Sides	Petosky St.	Crystalaire Ave	Wolverine Dr.	/	/	/
		24' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] West Side Only	Sleeping Bear Dr.	Crystalaire Ave	Lot 6 Blk4	/	/	/
		36' FF	Res Pvmt, Std C&G, and 4' Sidewalk[2] Both Sides	Lakeside Ave.	Eagle Ranch Rd.	Sleeping Bear Dr.	/	/	/
		24FF	Res Pvmt Roll C&G 4' Sidewalk East Side Only	Wolverine Stub St.					
		Per Design	Residential Street Lights				/	/	/
			WATER						
		6"	Water line (Zone 2W)	All Saints Rd.	Wolverine Dr.	Eagle Ranch Rd.	/	/	/
		6"	Water line (Zone 2W)	Wolverine Dr.	All Saints Rd.	Crystalaire Ave	/	/	/
		6"	Water line (Zone 2W)	Sleeping Bear Dr.	Crystalaire Ave	Lakeside Ave.	/	/	/
		4"	Water line (Zone 2W)	Sleeping Bear Dr.	Crystalaire Ave	End of Cul-de-sac	/	/	/
		6"	Water line (Zone 2W)	Lakeside Ave.	Eagle Ranch Rd.	Sleeping Bear Dr.	/	/	/
		8"	Water line (Zone 2W)	Crystalaire Ave	Sleeping Bear Dr.	Wolverine Dr.	/	/	/
		8"	Water line (Zone 1W)	Lakeside Ave.	Eagle Ranch Rd.	Sleeping Bear Dr.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			Storm Sewer						
		6"	Water line (Zone 1W)	Crystalaire Ave	Wolverine Dr.	Bluffs Edge St.	/	/	/
		8"	Water line (Zone 1W)	Sleeping Bear Dr.	Lakeside Ave.	Ophelia Ave.	/	/	/
		8"	Water line (Zone 1W)	Ophelia Ave.	Sleeping Bear Dr.	Bluffs Edge St.	/	/	/
		8"	Water line (Zone 1W)	Bluffs Edge St.	Eagle Ranch Rd.	Ophelia Ave.	/	/	/
		6"	Water line (Zone 1W)	Bluffs Edge St.	Ophelia Ave.	Lot 1 Blk 2	/	/	/
		6"	Water line (Zone 1W)	Wolverine Dr.	Crystalaire Ave	Bluffs Edge St.	/	/	/
		6"	Water line (Zone 1W)	Wolverine Dr. Stub	Wolverine Dr.	Antonia Ct.	/	/	/
		6"	Water line (Zone 1W)	Petosky St.	Crystalaire Ave	Wolverine Dr.	/	/	/
		6"	Water line (Zone 1W)	Antonia Ct.	Bluffs Edge St.	Cul-De-Sac	/	/	/
		6"	Water line (Zone 1W)	PNM Easement	Sleeping Bear Dr.	Antonia Ct.	/	/	/
			SANITARY SEWER						
		8"	Sanitary sewer	Sleeping Bear Dr.	Crystalaire Ave	Ophelia Ave.	/	/	/
		8"	Sanitary sewer	Sleeping Bear Dr.	Crystalaire Ave	End of Cul-de-sac	/	/	/
		8"	Sanitary sewer	Crystalaire Ave	Sleeping Bear Dr.	Bluffs Edge St.	/	/	/
		8"	Sanitary sewer	Ophelia Ave.	Sleeping Bear Dr.	Bluffs Edge St.	/	/	/
		8"	Sanitary sewer	Bluffs Edge St. (3)	Eagle Ranch Rd.	Lot 1 Blk 2	/	/	/
		8"	Sanitary sewer	Wolverine Dr.	Crystalaire Ave	Bluffs Edge St.	/	/	/
		8"	Sanitary sewer	Wolverine Dr. Stub	Wolverine Dr.	Lot 51 Blk 5	/	/	/
		8"	Sanitary sewer	Petosky St.	Crystalaire Ave	Wolverine Dr.	/	/	/
		8"	Sanitary sewer	Antonia Ct.	Bluffs Edge St.	Cul-De-Sac	/	/	/

ORIGINAL

SIA Sequence #	CPA Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		2.6 ac-ft	Public Detention Pond	Tract A			/	/	/
		18"-24"	Storm Sewer	Eagle Ranch Rd.	Lot 3 Blk 3		/	/	/
		18"-24"	Storm Sewer	Bluffs Edge St.	Eagle Ranch Rd.	Lot 44 Blk 2	/	/	/
		per design	Gravel Mulch on Slopes steper than 3:1				/	/	/

Engineer's Certification for Private Grading and Drainage Required for release of financial guarantees.

NOTES

1. Standard curb and gutter will be used instead of roll curb and gutter where required for drainage.
2. All internal sidewalks to be deferred
3. Sanitary Sewer Manholes should not be deeper than 20'.

AGENT / OWNER

Mark Goodwin & Assoc
NAME (print)

James D Hughes
FIRM

James D Hughes
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

9/11/02
DRB CHAIR - date

9/11/02 Christina Sandoval 9/11/02
PARKS & GENERAL SERVICES - date

9-11-02
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

9/11/02
UTILITY DEVELOPMENT - date

_____ - date

9/11/02
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

March 3, 2005

Mr. Jeff Melvin
Rancho Sereno Neighborhood Association
4115 Rancho Grande, NW
Albuquerque, NM 87120

Mr. Sander A. Rue
Rancho Sereno Neighborhood Association
7500 Rancho Solano Court NW
Albuquerque, NM 87120

Re: Eagle Ridge Subdivision

Dear Mr. Melvin and Mr. Rue:

Enclosed please find a copy of the DRB Application for the SIA extension for the referenced project. The anticipated date to be heard is April 6, 2005. Please contact Doug Hughes of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski

Susan Rasinski
Executive Assistant

Enclosure

F:\1-Projects\2005\A05022 - Eagle Ridge SIA\neighborhood assoc.doc

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

March 3, 2005

Ms. Jennifer Perry
Coors Trail Neighborhood Association
2608 Bosque Del Sol Lane NW
Albuquerque, NM 87120

Ms. Alexandra Ostwald
Coors Trail Neighborhood Association
6423 Bosque Meadows NW
Albuquerque, NM 87120

Re: Eagle Ridge Subdivision

Dear Ms. Perry and Ms. Ostwald:

Enclosed please find a copy of the DRB Application for the SIA extension for the referenced project. The anticipated date to be heard is April 6, 2005. Please contact Doug Hughes of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski

Susan Rasinski
Executive Assistant

Enclosure

F:\1-Projects\2005\A05022 - Eagle Ridge SIA\neighborhood assoc.doc

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

March 3, 2005

Mr. Ken Brudos
Alban Hills Neighborhood Association
6441 Via Corta de Sur NW
Albuquerque, NM 87120

Mr. Jack Scott
Alban Hills Neighborhood Association
6419 Camino del Arrebol NW
Albuquerque, NM 87120

Re: Eagle Ridge Subdivision

Dear Mr. Brudos and Mr. Scott:

Enclosed please find a copy of the DRB Application for the SIA extension for the referenced project. The anticipated date to be heard is April 6, 2005. Please contact Doug Hughes of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski

Susan Rasinski
Executive Assistant

Enclosure

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D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

March 3, 2005

Mr. Don MacCornack
Taylor Ranch Neighborhood Association
5300 Hattiesburg NW
Albuquerque, NM 87120

Mr. Ceil Van Berkel
Taylor Ranch Neighborhood Association
5716 Morgan Lane NW
Albuquerque, NM 87120

Re: Eagle Ridge Subdivision

Dear Mr. MacCornack and Mr. Van Berkel:

Enclosed please find a copy of the DRB Application for the SIA extension for the referenced project. The anticipated date to be heard is April 6, 2005. Please contact Doug Hughes of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski

Susan Rasinski
Executive Assistant

Enclosure

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ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

March 3, 2005

Susan Rasinski
Mark Goodwin & Assoc., PA
P.O. Box 90606 / 87199
Phone: 828-2200 Fax: 797-9539

Dear Susan:

Thank you for your inquiry of **March 3, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **EAGLE RIDGE SUBDIVISION**, Zone Map **C-13**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/27/04)

"Attachment A"

3/03/05
SUSAN RASINSKI, MARK GOODWIN & ASSOC., PA
P.O. BOX 90606 / 87199
PHONE: 828-2200 FAX: 797-9539
ZONE MAP: C-13

Taylor Ranch NA (R)
***Don MacCornack**
5300 Hattiesburg NW / 87120 897-1593 (h)
Ceil vanBerkel
5716 Morgan Ln. NW / 87120 899-2738 (h)

Rancho Sereno NA (R)
***Jeff Melvin**
4115 Rancho Grande NW / 87120 980-8569 (h)
Sander A. Rue
7500 Rancho Solano Ct. NW / 87120 301-0189 (h)

Coors Trail NA (R)
***Jennifer Perry**
2608 Bosque Del Sol Ln. NW / 87120 890-7379 (h)
Alexandra Ostwald
6423 Bosque Meadows NW / 87120 898-1915 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

Alban Hills NA
***Ken Brudos**
6441 Via Corta de Sur NW / 87120 898-7177 (h)
Jack Scott
6419 Camino Del Arrebol NW / 87120 898-5009 (h)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* *

(below this line for ONC use only)

Date of Inquiry: **3/03/05** Time Entered: **8:55 AM** ONC Rep. Initials: **JK**

7004 0750 0000 3405 3587

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Postage	$ 0.60
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

UNIT ID: 0109 ACADEMY STA USPS ALBUQUERQUE NM 87109 Postmark Here MAR - 4 2005 Clerk: R63XH0 03/04/05

Sent To Mr Martin
Rancho Sereno Neighborhood Association
Street, Apt. No.; or PO Box No. 4115 Rancho Grande NW
City, State, ZIP+4 Albuquerque NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0000 3405 3624

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Postage	$ 0.60
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

UNIT ID: 0109 ACADEMY STA USPS ALBUQUERQUE NM 87109 Postmark Here MAR - 4 2005 Clerk: R63XH0 03/04/05

Sent To Mr. Don MacCormack
Taylor Ranch Neighborhood Association
Street, Apt. No.; or PO Box No. 5300 Hettesburg NW
City, State, ZIP+4 Alb NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0000 3405 3594

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Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

UNIT ID: 0109 ACADEMY STA USPS ALBUQUERQUE NM 87109 Postmark Here MAR - 4 2005 Clerk: R63XH0 03/04/05

Sent To Mr. Sandee Kyle
Rancho Sereno Neighborhood Association
Street, Apt. No.; or PO Box No. 7600 Rancho Salamo Court NW
City, State, ZIP+4 Albuquerque NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0000 3405 3631

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Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

UNIT ID: 0109 ACADEMY STA USPS ALBUQUERQUE NM 87109 Postmark Here MAR - 4 2005 Clerk: R63XH0 03/04/05

Sent To Mr. Ceil Van Berkel
Taylor Ranch Neighborhood Assoc.
Street, Apt. No.; or PO Box No. 5711 Morgan Lane NW
City, State, ZIP+4 Alb NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0000 3405 3600

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

UNIT ID: 0109 ACADEMY STA USPS ALBUQUERQUE NM 87109 Postmark Here MAR - 4 2005 Clerk: R63XH0 03/04/05

Sent To Ms. Jennifer Perry
Coors Trail Neighborhood Association
Street, Apt. No.; or PO Box No. 4608 Bosque Del Sol NW
City, State, ZIP+4 Albuquerque NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

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Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

UNIT ID: 0109 ACADEMY STA USPS ALBUQUERQUE NM 87109 Postmark Here MAR - 4 2005 Clerk: R63XH0 03/04/05

Sent To Mr Ken Brooks
Alban Hills Neighborhood Assoc.
Street, Apt. No.; or PO Box No. 1041 Via Cortez de Sur NW
City, State, ZIP+4 Alb NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

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Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

UNIT ID: 0109 ACADEMY STA USPS ALBUQUERQUE NM 87109 Postmark Here MAR 2005 Clerk: R63XH0 03/04/05

Sent To Ms. Alexandra Ostwald
Coors Trail Neighborhood Association
Street, Apt. No.; or PO Box No. 4623 Bosque Meadows NW
City, State, ZIP+4 Albuquerque NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0000 3405 3655

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

UNIT ID: 0109 ACADEMY STA USPS ALBUQUERQUE NM 87109 Postmark Here MAR 2005 Clerk: R63XH0 03/04/05

Sent To Mr. Jack Scott
Alban Hills Neighborhood Assoc.
Street, Apt. No.; or PO Box No. 1419 Camino del Arroyal NW
City, State, ZIP+4 Alb NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME _____

AGENT Mark Goodwin & Associates, P.A.

ADDRESS P.O. Box 90606

PROJECT & APP # 1001674 / 05DRB 00519

PROJECT NAME _____

$ 20.00 441032/3424000 Conflict Management Fee

$ 50.00 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ 75.00 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 145.00 TOTAL AMOUNT DUE

***NOTE: *If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* additional charge.**

1815

T. S. McNANEY & ASSOCIATES
(505) 338-2286
1015 TIJERAS AVE. NW • SUITE 210
ALBUQUERQUE, NM 87102

FIRST STATE BANK
95-145-1070

3/25/2005

PAY TO THE ORDER OF City of Albuquerque $ **145.00

One Hundred Forty-Five and 00/100********** DOLLARS

Security Features Included. Details on back.

MEMO Eagle Ridge Fee

⑈001815⑈ ⑆107001452⑆ 0016138 63⑈

DUPLICATE
City Of Albuquerque
Treasury Division

3/25/2005 12:12PM LOC: ANNX
RECEIPT# 00038498 WS# 008 TRANS# 0018
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt $145.00
J24 Misc $20.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

3/25/2005 12:13PM LOC: ANNX
RECEIPT# 00038500 WS# 008 TRANS# 0018
Account 441018 Fund 0110
Activity 4971000 TRSKAL
Trans Amt $145.00
J24 Misc $75.00
CK $145.00
CHANGE $0.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

3/25/2005 12:12PM LOC: ANNX
RECEIPT# 00038499 WS# 008 TRANS# 0018
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt $145.00
J24 Misc $50.00
Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 4/5/05 To 4/20/05

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

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

Lorraine Dias 3-25-05
(Applicant or Agent) (Date)

I issued 3 signs for this application, 3/25/05 [illegible]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1001674

Rev. 1/11/05

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Scanned 7/21/03

SUBDIVISION	Supplemental form S	**ZONING**	Supplemental form Z
☒ Major Subdivision action Final Plat		☐ Annexation & Zone Establishment	
☐ Minor Subdivision action		☐ Sector Plan	
☐ Vacation	V	☐ Zone Change	
☐ Variance (Non-Zoning)		☐ Text Amendment	
SITE DEVELOPMENT PLAN	P	**APPEAL / PROTEST of...**	A
☐ ...for Subdivision Purposes		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ ...for Building Permit			
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	L		

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: STV Investments III, LLC — PHONE: 338-2286
ADDRESS: 400 Gold SW, Suite 700 — FAX:
CITY: Albuquerque — STATE NM — ZIP 87102 — E-MAIL:
Proprietary interest in site: Owner
AGENT (if any): Mark Goodwin & Associates, PA — PHONE: 828-2200
ADDRESS: 8916 Adams NE — FAX: 797-9539
CITY: Albuquerque — STATE NM — ZIP 87199 — E-MAIL: dmg@swcp.com

DESCRIPTION OF REQUEST: Final Plat Approval.
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. A Portion of Parcel H-12A — Block: ____ — Unit: ____
Subdiv. / Addn. Riverview EAGLE RIDGE S/D
Current Zoning: R-LT — Proposed zoning: ____
Zone Atlas page(s): C-13-Z — No. of existing lots: 1 — No. of proposed lots: 173
Total area of site (acres): 32.585 — Density if applicable: dwellings per gross acre: ____ — dwellings per net acre: ____
Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? no
UPC No. 101306405312230406 — MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: All Saints
Between: Coors Blvd. and Eagle Ranch Rd.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): project # 1001674
02DRB-01202 PP 02DRB-00354 02DRB-01203,4,5 & 6
Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: ____

SIGNATURE James D. Hughes 4-15-03 DATE
(Print) James D. Hughes, PE ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised September 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	03DRB - ____ - 00609	FPA	8(3)	$ Ø
☑ All fees have been collected	____ - ____ - ____			$
☑ All case #s are assigned	____ - ____ - ____			$
☑ AGIS copy has been sent	____ - ____ - ____			$
☑ Case history #s are listed	____ - ____ - ____			$
☑ Site is within 1000ft of a landfill	____ - ____ - ____			$
☐ ~~F.H.D.P. density bonus~~				Total
☐ ~~F.H.D.P. fee rebate~~	Hearing date (INTERNAL ROUTE)			$ Ø

Planner signature / date 4/15/03 — Project # 1001674

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

☐ **SKETCH PLAT REVIEW AND COMMENT**

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

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☒ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

X Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
X Property owner's and City Surveyor's signatures on the Mylar drawing
X SIA financial guaranty verification coming @ 3:00pm
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
X Any original and/or related file numbers are listed on the cover application

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

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

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

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

James D Hughes 4-15-03
Applicant name (print)

James D Hughes
Applicant signature / date

Form revised September 2001

☑ Checklists complete
☑ Fees collected
☐ Case #s assigned
☑ Related #s listed

Application case numbers
03DRB- - -00609
- -
- -

Bob Rost 4/15/03
Planner signature / date

Project # 1001674

FINAL PLAT CS done 4/16/03 Completed 5-28-03 RJ/pm

APPLICATION NO. 03DRB-00609	PROJECT NO. ~~1001672~~ 1674 yes!
PROJECT NAME EAGLE RIDGE SUBD.	
EPC APPLICATION NO.	
APPLICANT / AGENT MARK GOODWIN & ASSOC	PHONE NO. 828 2200
ZONE ATLAS PAGE C-13	

TR

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED RD	DATE 4-17-03	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED RA	DATE 4/18/03	DATE

COMMENTS:

ROGER PJS. SIGN ABOVE...

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BWB	DATE 4/21/03	DATE

COMMENTS:

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED CS	DATE 4/23/03	DATE
PLANS APPROVED CS	DATE 4/27/03	DATE

COMMENTS:

Need proof of park dedication payment

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED SVM	DATE 6/28/03	DATE

COMMENTS:

NEED AMAFCA's Signature
+ Prop. Mgmnt

(Return form with plat / site plan)

1674

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1001674 Subdivision Name Eagle Ridge Subdivision

Surveyor Timothy Aldrich Company D. Mark Goodwin & Associates

Contact person _____ Phone # 828-2200 email dmg@swcp.com

Colleen E. Gnevos _____ 4/16/03

Approved *Not Approved Date

✓ DXF RECEIVED 4/16/03 DATE

✓ HARD-COPY RECEIVED 4/16/03 DATE

___ DISCLOSURE STATEMENT

NAD 83 scaled and rotated to grid

***Not Approved for one or more of the following reasons:**

File Format and naming

1) ____ Format is not DXF file in ASCII format
2) ____ No hard copy of the final plat submitted
3) ____<DRB Project #>.dxf not used as a standard naming convention

Coordinate System

4) ____Submittal does not include a disclosure of the datum (NAD27 or NAD83)
5) ____Submittal does not specify if coordinates are based on ground or grid distances
6) ____Submittal does not include information necessary to rotate from ground to grid
7) ____Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

8) ____ Submittal is not single drawing in model space showing only parcel and easement lines
9) ____ Digital submittal does not match final plat
10) ____ Parcel lines are not in one separate layer
11) ____ Access easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
12) ____ All other easement lines are not in a third separate layer

Comments:

AGIS Use Only: Copied cov 1674 to agiscov on 4/16/03 Client Notified 4/16/03 via email

PLAT FOR

EAGLE RIDGE SUBDIVISION

WITHIN

SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
SECTION 18 ,TOWNSHIP 11, NORTH, RANGE 3 EAST, NMPM
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 18, T 11 N, R 3 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2003

02-10-03

Scanned 7/21/06 gs

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C62	1178.00	73.61	3°34'49"	36.82	S37°53'28"W	73.60
C63	2022.00	41.29	1°10'12"	20.64	N36°41'09"E	41.28
C64	2022.00	42.56	1°12'21"	21.28	N37°52'25"E	42.56
C65	2022.00	42.56	1°12'21"	21.28	N39°04'46"E	42.56
C66	2022.00	42.56	1°12'21"	21.28	N40°17'08"E	42.56
C67	2022.00	42.56	1°12'21"	21.28	N41°29'29"E	42.56
C68	2022.00	25.62	0°43'33"	12.81	N42°27'26"E	25.62
C69	2022.00	237.13	6°43'10"	118.70	N39°27'38"E	237.00
C70	978.00	17.87	1°02'48"	8.93	S42°17'49"W	17.87
C71	978.00	47.15	2°45'44"	23.58	S40°23'33"W	47.14
C72	978.00	15.24	0°53'34"	7.62	S38°33'53"E	15.24
C73	978.00	80.25	4°42'06"	40.15	S40°28'10"W	80.23
C74	1051.29	7.25	0°23'42"	3.63	S37°54'22"W	7.25
C75	1051.29	47.10	2°34'01"	23.55	S36°26'24"W	47.10
C76	1051.29	47.11	2°34'03"	23.56	S33°52'22"W	47.11
C77	1051.29	47.13	2°34'07"	23.57	S31°18'17"W	47.12
C78	1051.29	24.09	1°18'47"	12.05	S29°21'50"W	24.09
C79	1051.29	172.68	9°24'40"	86.54	S33°24'47"W	172.49
C80	278.00	50.43	10°23'36"	25.28	S23°30'39"W	50.36
C81	278.00	65.97	13°35'46"	33.14	S11°30'58"W	65.81
C82	278.00	13.15	2°42'39"	6.58	S03°21'46"W	13.15
C83	278.00	129.55	26°42'00"	65.97	S15°21'27"W	128.38
C84	40.00	25.31	36°15'12"	13.09	N20°08'03"E	24.89
C85	180.00	58.69	18°40'48"	29.61	N46°39'42"E	58.43
C86	65.00	8.62	7°35'40"	4.31	N59°47'57"E	8.61
C87	40.00	22.25	31°52'30"	11.42	N54°11'54"E	21.97
C88	65.00	63.34	55°50'00"	34.44	S88°29'13"E	60.86
C89	207.00	43.25	11°58'12"	21.70	S54°35'06"E	43.17
C90	40.00	30.02	42°59'56"	15.76	S88°21'54"E	29.32
C91	40.00	24.52	35°07'23"	12.66	S49°18'14"E	24.14
C92	40.00	67.89	97°15'09"	45.41	S16°53'02"W	60.03
C93	40.00	170.00	243°30'10"	64.64	S56°14'28"E	68.03
C94	25.00	27.71	63°30'10"	15.47	N33°45'32"E	26.31
C95	180.00	48.34	15°23'18"	24.32	N29°37'39"E	48.20
C96	322.00	150.05	26°42'00"	76.41	S15°21'27"W	148.70
C97	1022.00	16.04	0°53'57"	8.02	S29°09'25"W	16.04
C98	1022.00	26.31	1°28'29"	13.15	S30°20'38"W	26.30
C99	25.00	36.20	82°57'46"	22.10	N10°24'00"W	33.12
C100	53.00	78.24	84°35'12"	48.22	S85°49'31"W	71.33
C101	53.00	4.86	5°15'22"	2.43	S40°54'14"W	4.86
C102	25.00	16.52	37°51'41"	8.57	S19°20'42"W	16.22
C103	45.00	8.15	10°22'28"	4.09	N05°36'05"E	8.14
C104	45.00	37.25	47°25'54"	19.77	N34°30'17"E	36.20
C105	45.00	18.63	23°43'27"	9.45	N70°04'57"E	18.50
C106	45.00	32.37	41°12'34"	16.92	S77°27'02"E	31.67
C107	45.00	16.92	21°32'47"	8.56	S46°04'22"E	16.82
C108	45.00	113.35	144°19'11"	139.82	N72°32'27"E	85.67
C109	25.00	17.04	39°03'16"	8.87	N54°49'36"W	16.71
C110	97.00	10.17	6°00'35"	5.09	S71°20'57"E	10.17
C111	97.00	43.47	25°40'27"	22.10	S55°30'26"E	43.10
C112	97.00	11.02	6°30'39"	5.52	S39°24'53"E	11.02
C113	97.00	64.66	38°11'40"	33.58	S55°15'24"E	63.47
C114	25.00	14.84	34°00'21"	7.64	N53°09'44"W	14.62
C115	45.00	17.87	22°45'23"	9.06	S58°47'13"E	17.76
C116	45.00	17.15	21°50'06"	8.68	S36°29'28"E	17.05
C117	45.00	34.47	43°53'05"	18.13	S03°37'53"E	33.63
C118	45.00	28.88	36°46'17"	14.96	S36°41'48"W	28.39
C119	45.00	98.37	125°14'51"	86.90	S07°32'29"E	79.92
C120	25.00	19.50	44°41'24"	10.28	N32°44'15"E	19.01
C121	600.00	102.97	9°49'57"	51.61	N52°07'00"W	102.84
C122	757.00	48.67	3°41'02"	24.34	S13°09'24"W	48.66
C123	757.00	30.88	2°20'13"	15.44	S16°10'01"W	30.87
C124	600.00	25.23	2°24'35"	12.62	N45°59'44"W	25.23
C125	3022.00	45.24	0°51'28"	22.62	S10°46'03"W	45.24
C126	3022.00	45.19	0°51'25"	22.60	S11°37'29"W	45.19
C127	3022.00	45.14	0°51'21"	22.57	S12°28'52"W	45.13
C128	3022.00	27.14	0°30'52"	13.57	S13°09'58"W	27.14
C129	3022.00	162.70	3°05'05"	81.37	S11°52'52"W	162.68
C130	25.00	39.27	90°00'00"	25.00	S62°20'08"W	35.36
C131	25.00	37.56	86°05'17"	23.35	N29°37'14"W	34.13
C132	25.00	39.27	90°00'00"	25.00	S27°39'52"E	35.36
C133	25.00	40.11	91°54'58"	25.85	N61°22'39"E	35.94
C134	3022.00	24.54	0°27'55"	12.27	S15°39'07"W	24.54
C135	3022.00	45.01	0°51'12"	22.50	S16°18'41"W	45.01
C136	3022.00	39.88	0°45'22"	19.94	S17°06'58"W	39.88
C137	3022.00	109.43	2°04'29"	54.72	S16°27'24"W	109.43
C138	1244.00	5.15	0°14'14"	2.57	N17°22'32"E	5.15
C139	1244.00	48.34	2°13'36"	24.17	N16°08'37"E	48.34
C140	1244.00	48.34	2°13'36"	24.17	N13°55'02"E	48.34
C141	1244.00	48.34	2°13'36"	24.17	N11°41'26"E	48.34
C142	1244.00	48.34	2°13'36"	24.17	N09°27'50"E	48.34

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C143	1244.00	48.34	2°13'36"	24.17	N07°14'15"E	48.34
C144	1244.00	48.34	2°13'36"	24.17	N05°00'39"E	48.34
C145	1244.00	48.34	2°13'36"	24.17	N02°47'03"E	48.34
C146	1244.00	48.34	2°13'36"	24.17	N00°33'28"E	48.34
C147	1244.00	28.96	1°20'02"	14.48	N01°13'21"W	28.96
C148	1244.00	420.85	19°23'01"	212.46	N07°48'09"E	418.85
C149	1143.00	1.57	0°04'43"	0.78	N17°17'47"E	1.57
C150	1143.00	44.42	2°13'36"	22.21	N16°08'37"E	44.42
C151	1143.00	44.42	2°13'36"	22.21	N13°55'02"E	44.42
C152	1143.00	44.42	2°13'36"	22.21	N11°41'26"E	44.42
C153	1143.00	44.42	2°13'36"	22.21	N09°27'50"E	44.42
C154	1143.00	44.42	2°13'36"	22.21	N07°14'15"E	44.42
C155	1143.00	44.42	2°13'36"	22.21	N05°00'39"E	44.42
C156	1143.00	44.42	2°13'36"	22.21	N02°47'03"E	44.42
C157	1143.00	44.42	2°13'36"	22.21	N00°33'28"E	44.42
C158	1143.00	46.19	2°18'56"	23.10	N01°42'48"W	46.19
C159	1143.00	8.58	0°25'48"	4.29	N03°05'10"W	8.58
C160	97.00	15.77	9°18'46"	7.90	S02°46'01"W	15.75
C161	97.00	28.63	16°54'34"	14.42	S15°52'41"W	28.52
C162	97.00	44.39	26°13'20"	22.59	S11°13'18"W	44.01
C163	25.00	17.94	41°07'11"	9.38	N03°46'22"E	17.56
C164	25.00	6.25	14°18'45"	3.14	N23°56'36"W	6.23
C165	25.00	24.19	55°25'56"	13.13	N03°23'00"W	23.25
C166	94.00	41.84	25°30'08"	21.27	S18°20'55"E	41.49
C167	94.00	9.65	5°52'51"	4.83	S02°39'25"E	9.64
C168	94.00	51.49	31°22'59"	26.41	S15°24'29"E	50.85
C169	20.00	31.42	90°00'00"	20.00	S44°43'00"E	28.28
C173	25.00	39.27	90°00'00"	25.00	N44°43'00"W	35.36
C174	25.00	39.27	90°00'00"	25.00	N45°17'00"E	35.36
C175	25.00	45.81	104°58'47"	32.57	N37°13'36"W	39.66
C176	158.00	38.74	14°02'57"	19.47	N22°17'16"E	38.64
C177	328.00	34.03	5°56'43"	17.03	N32°17'05"E	34.02
C178	328.00	45.07	7°52'25"	22.57	N39°11'39"E	45.04
C179	328.00	23.17	4°02'53"	11.59	N45°09'18"E	23.17
C180	328.00	102.28	17°52'01"	51.56	N38°14'45"E	101.87
C181	158.00	73.08	26°30'10"	37.21	N60°25'50"E	72.43
C182	25.00	46.51	106°36'06"	33.54	S53°01'02"E	40.09
C183	25.00	27.40	62°47'35"	15.26	S31°40'48"W	26.05
C184	25.00	11.87	27°12'25"	6.05	S76°40'48"W	11.76
C185	25.00	39.27	90°00'00"	25.00	S45°17'00"W	35.36
C186	25.00	38.41	88°01'27"	24.15	N06°18'24"W	34.74
C187	1222.00	26.31	1°14'00"	13.15	S37°05'19"W	26.31
C188	1222.00	7.92	0°22'16"	3.96	S36°17'11"W	7.92
C189	1222.00	34.22	1°36'16"	17.11	S36°54'11"W	34.22
C190	1978.00	11.32	0°19'41"	5.66	N36°15'53"E	11.32
C191	1978.00	43.01	1°14'45"	21.50	N37°03'06"E	43.01
C192	1978.00	43.00	1°14'44"	21.50	N38°17'50"E	43.00
C193	1978.00	43.01	1°14'45"	21.51	N39°32'35"E	43.01
C194	1978.00	43.05	1°14'49"	21.52	N40°47'23"E	43.05
C195	1978.00	48.58	1°24'26"	24.29	N42°07'00"E	48.58
C196	1978.00	231.97	6°43'10"	116.12	N39°27'38"E	231.84
C197	1022.00	2.53	0°08'32"	1.27	S42°44'57"W	2.53
C198	1022.00	75.23	4°13'04"	37.63	S40°34'09"W	75.22
C199	1022.00	77.77	4°21'36"	38.90	S40°38'25"W	77.75
C200	25.00	39.12	89°39'30"	24.85	N83°17'22"E	35.25
C201	277.00	12.18	2°31'09"	6.09	S50°37'18"E	12.18
C202	277.00	45.78	9°28'11"	22.94	S44°37'38"E	45.73
C203	277.00	46.00	9°30'55"	23.05	S35°08'05"E	45.95
C204	277.00	100.58	20°48'19"	50.85	S19°58'29"E	100.03
C205	277.00	204.55	42°18'34"	107.19	S30°43'36"E	199.93
C206	25.00	38.95	89°15'55"	24.68	S35°03'38"W	35.13
C207	202.00	43.92	12°27'29"	22.05	N73°27'51"E	43.84
C208	202.00	48.72	13°49'12"	24.48	N60°19'30"E	48.61
C209	202.00	21.99	6°14'09"	11.00	N50°17'50"E	21.97
C210	202.00	114.63	32°30'50"	58.90	N63°26'10"E	113.10
C211	372.00	23.71	3°39'08"	11.86	N45°21'11"E	23.71
C212	372.00	45.05	6°56'21"	22.55	N40°03'26"E	45.03
C213	372.00	45.20	6°57'43"	22.63	N33°06'25"E	45.17
C214	372.00	2.04	0°18'50"	1.02	N29°28'09"E	2.04
C215	372.00	116.00	17°52'01"	58.48	N38°14'45"E	115.53
C216	202.00	59.76	16°57'03"	30.10	N20°50'12"E	59.54
C217	25.00	42.09	96°27'18"	27.99	N60°35'19"E	37.29
C218	278.00	5.66	01°09'58"	2.83	S70°36'03"E	5.66
C219	278.00	2.71	0°33'30"	1.35	N69°44'19"W	2.71
C220	278.00	48.88	10°04'31"	24.51	N64°25'19"W	48.82
C221	278.00	43.99	9°03'56"	22.04	N54°51'06"W	43.94
C222	278.00	95.58	19°41'56"	48.27	N60°10'06"W	95.11
C223	25.00	39.27	90°00'00"	25.00	N06°52'53"W	35.36
C224	323.00	8.30	1°28'21"	4.15	S51°08'43"E	8.30
C225	323.00	43.22	7°39'58"	21.64	S46°34'33"E	43.19
C226	323.00	44.18	7°50'10"	22.12	S38°49'29"E	44.14

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C227	323.00	13.73	2°26'08"	6.87	S33°41'20"E	13.73
C228	323.00	109.42	19°24'38"	55.24	S42°10'34"E	108.90
C229	163.50	17.48	6°07'33"	8.75	S41°10'53"W	17.47
C230	25.00	45.07	103°17'05"	31.59	N84°06'48"W	39.21
C231	10.00	15.71	90°00'00"	10.00	N06°52'54"W	13.27
C232	25.00	39.27	90°00'00"	25.00	N83°07'07"E	35.36
C233	10.00	15.71	90°00'00"	10.00	S83°07'07"W	14.14
C234	25.00	39.27	90°00'00"	25.00	N06°52'53"W	35.36
C235	1023.00	33.46	1°52'27"	16.73	S37°10'53"W	33.46
C236	25.00	40.09	91°52'27"	25.83	N82°10'53"E	35.93
C237	97.00	22.80	13°27'56"	11.45	N58°36'51"W	22.74
C238	25.00	14.85	34°02'08"	7.65	S48°32'09"E	14.63
C239	45.00	24.87	31°39'36"	12.76	N47°20'52"W	24.55
C240	45.00	30.69	39°04'51"	15.97	N82°43'06"W	30.10
C241	45.00	23.17	29°30'11"	11.85	S62°59'23"W	22.92
C242	45.00	23.82	30°19'33"	12.19	S33°04'31"W	23.54
C243	45.00	102.55	130°34'12"	97.77	S83°11'50"W	81.76
C244	25.00	14.78	33°52'17"	7.61	N34°50'52"E	14.56
C245	97.00	3.71	2°11'30"	1.86	S50°41'16"W	3.71
C246	97.00	19.16	11°18'58"	9.61	S43°56'02"W	19.13
C247	97.00	22.87	13°30'28"	11.49	S45°01'47"W	22.82
C248	53.00	140.12	151°28'44"	208.53	S65°59'05"E	102.73
C249	2978.00	63.55	1°13'22"	31.78	S10°21'57"W	63.55
C250	2978.00	25.12	0°29'00"	12.56	S11°13'08"W	25.12
C251	2978.00	88.68	1°42'22"	44.34	S10°36'27"W	88.67
C252	25.00	29.92	68°34'53"	17.05	S45°45'05"W	28.17
C253	45.00	7.73	9°50'48"	3.88	N75°07'08"E	7.72
C254	45.00	25.60	32°35'33"	13.16	N53°53'57"E	25.25
C255	45.00	23.88	30°24'19"	12.23	N22°24'00"E	23.60
C256	45.00	19.62	24°58'55"	9.97	N05°17'37"W	19.47
C257	45.00	18.12	23°04'26"	9.19	N29°19'18"W	18.00
C258	45.00	10.80	13°45'20"	5.43	N47°44'11"W	10.78
C259	45.00	105.76	134°39'23"	107.72	N12°42'50"E	83.05
C260	25.00	29.92	68°34'53"	17.05	S20°19'24"E	28.17
C261	2978.00	79.85	1°32'11"	39.93	S14°44'08"W	79.85
C262	2978.00	46.48	0°53'40"	23.24	S15°57'03"W	46.48
C263	2978.00	46.48	0°53'40"	23.24	S16°50'42"W	46.48
C264	2978.00	10.49	0°12'07"	5.25	S17°23'36"W	10.49
C265	2978.00	183.31	3°31'37"	91.69	S15°43'51"W	183.28
C266	1288.00	34.05	1°30'52"	17.02	N16°44'13"E	34.05
C267	1288.00	44.31	1°58'16"	22.16	N14°59'39"E	44.31
C268	1288.00	44.31	1°58'16"	22.16	N13°01'23"E	44.31
C269	1288.00	44.31	1°58'16"	22.16	N11°03'07"E	44.31
C270	1288.00	44.31	1°58'16"	22.16	N09°04'51"E	44.31
C271	1288.00	44.31	1°58'16"	22.16	N07°06'36"E	44.31
C272	1288.00	44.31	1°58'16"	22.16	N05°08'20"E	44.31
C273	1288.00	44.31	1°58'16"	22.16	N03°10'04"E	44.31
C274	1288.00	44.31	1°58'16"	22.16	N01°11'48"E	44.31
C275	1288.00	46.23	2°03'23"	23.12	N00°49'01"W	46.23
C276	1288.00	0.99	0°02'39"	0.50	N01°52'02"W	0.99
C277	1288.00	435.74	19°23'01"	219.97	N07°48'09"E	433.66
C278	53.00	85.26	92°10'22"	55.05	S44°11'49"W	76.36
C279	323.00	19.62	3°28'50"	9.81	S01°27'24"E	19.62
C280	323.00	45.43	8°03'29"	22.75	S07°13'34"E	45.39
C281	323.00	34.30	6°05'02"	17.17	S14°17'49"E	34.28
C282	323.00	99.35	17°37'21"	50.07	S08°31'40"E	98.95
C283	25.00	30.48	69°51'48"	17.46	N17°35'33"E	28.63
C284	201.50	40.67	11°33'51"	20.40	S46°44'31"W	40.60
C285	201.50	9.99	2°50'29"	5.00	S39°32'21"W	9.99
C286	201.50	50.66	14°24'21"	25.47	S45°19'17"W	50.53
C287	207.00	80.23	22°12'25"	40.62	S37°29'47"E	79.73
C288	322.00	110.71	19°41'56"	55.91	N79°52'02"W	110.16
C289	322.00	110.71	19°41'56"	55.91	N60°10'06"W	110.16
C290	1022.00	42.34	02°22'26"	21.17	S29°53'40"W	42.34
C291	53.00	83.11	89°50'34"	52.85	S83°11'50"W	74.85

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Iaru Herrera Bern. Co. PLAT R 42.00

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Scale: AS SHOWN	Date: 01/30/03	Job: A01112	

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Laru Herrera ____ Bern. Co. PLAT R 42.00 Bk-2003C Pg-153

PLAT FOR
EAGLE RIDGE SUBDIVISION
WITHIN
SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
SECTION 18 ,TOWNSHIP 11, NORTH, RANGE 3 EAST, NMPM
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 18, T 11 N, R 3 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2003

SCALE: 1" = 50'

ABBREVIATIONS

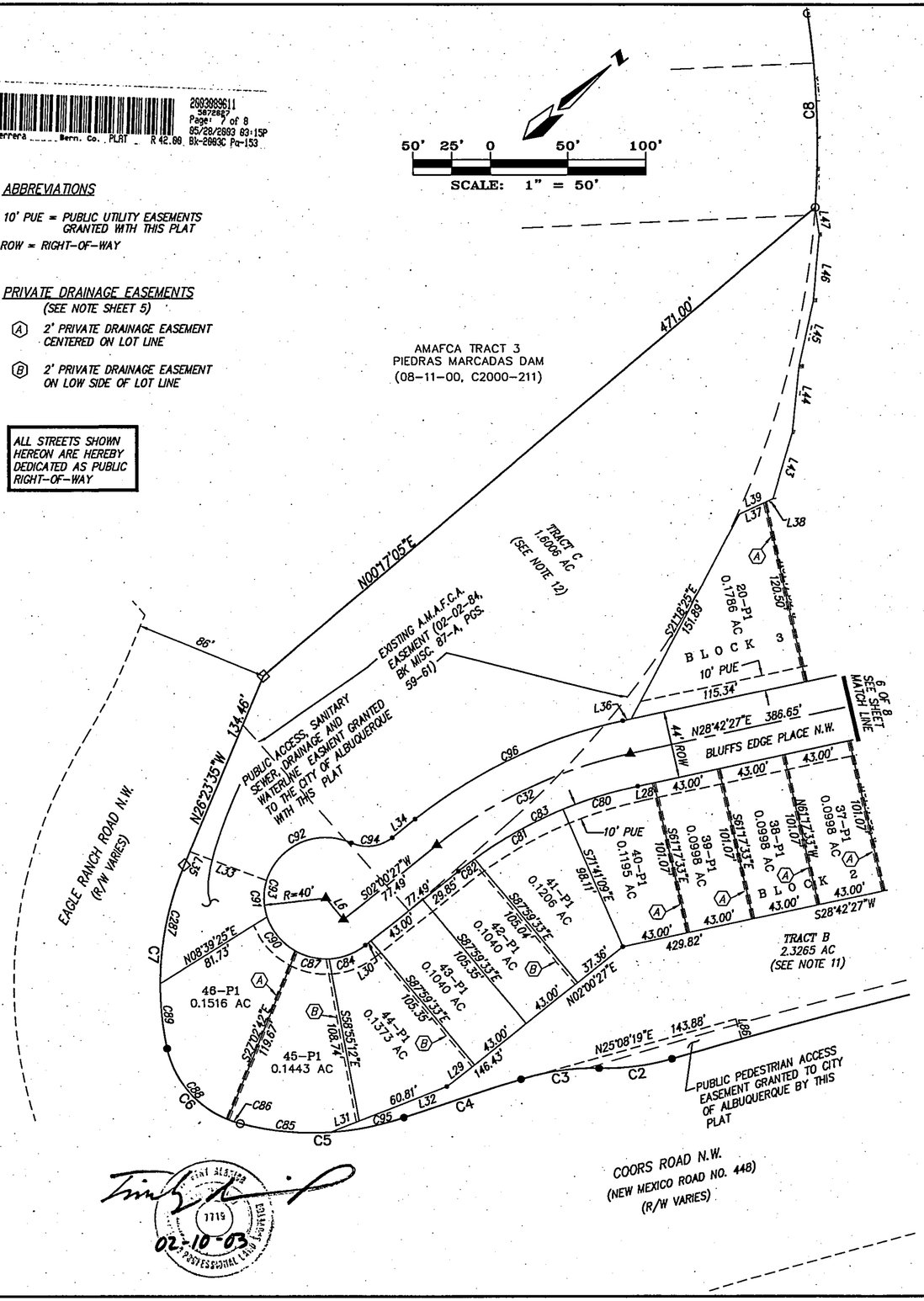
10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
ROW = RIGHT-OF-WAY

PRIVATE DRAINAGE EASEMENTS
(SEE NOTE SHEET 5)

(A) 2' PRIVATE DRAINAGE EASEMENT CENTERED ON LOT LINE

(B) 2' PRIVATE DRAINAGE EASEMENT ON LOW SIDE OF LOT LINE

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY



LINE TABLE		
LINE ID	LENGTH	BEARING
L1	14.52	S34°31'40"W
L2	23.00	S50°19'08"E
L3	8.34	N46°43'32"W
L4	20.72	N77°17'10"W
L5	5.75	N17°27'33"W
L6	18.00	S87°59'33"E
L7	29.10	S38°07'07"W
L8	4.01	N39°40'52"E
L9	10.00	N89°43'00"W
L10	35.00	N08°14'42"E
L11	0.71	N39°40'52"E
L12	42.41	N38°17'33"E
L13	42.78	N36°21'21"E
L14	43.00	N35°56'43"E
L15	44.63	S36°40'04"W
L16	44.68	N37°52'25"E
L17	44.68	N39°04'46"E
L18	44.68	N40°17'08"E
L19	44.68	N41°29'29"E
L20	42.92	S42°10'49"W
L21	42.27	N40°51'37"E
L22	42.77	N38°07'07"E
L23	43.00	N38°10'25"E
L24	42.89	S38°05'11"W
L25	42.27	N36°18'45"E
L26	42.27	N33°33'01"E
L27	42.27	N30°47'17"E
L28	10.55	S28°42'27"W
L29	23.07	N02°00'27"E
L30	4.64	S02°00'27"W
L31	19.99	N19°16'36"E
L32	80.80	N19°16'36"E
L33	52.92	N62°00'49"E
L34	19.32	N02°00'27"E
L35	9.44	S26°23'35"E
L36	5.55	S28°42'27"W
L37	18.21	S15°36'43"W
L38	5.75	S15°36'43"W
L39	23.96	N15°36'43"E
L40	20.00	N31°46'46"W
L41	28.98	N51°52'53"W
L42	20.00	S08°03'19"E
L43	45.46	S32°36'37"E
L44	43.45	S43°15'29"E
L45	44.44	N36°54'55"W
L46	43.41	S43°39'47"E
L47	17.96	N56°56'11"W
L48	20.00	S64°25'35"W
L51	38.00	S89°43'00"E
L52	12.48	N38°07'07"E
L53	38.37	N00°46'52"E
L54	8.00	N38°26'54"E
L55	22.09	N51°52'53"W
L56	21.50	S51°33'06"E
L57	16.50	S51°33'06"E
L58	20.00	S51°52'53"E
L59	20.00	S51°52'53"E
L60	20.00	S51°52'53"E
L61	20.00	S51°52'53"E
L62	18.00	S38°07'07"W
L63	20.00	N26°49'20"E
L64	43.51	S12°15'32"E
L65	12.44	N51°33'06"W
L66	2.62	S38°07'07"W
L67	20.00	S41°45'43"E
L68	21.81	S19°48'17"E
L69	20.87	S77°39'19"E
L70	38.16	S72°47'54"W
L71	66.10	S62°19'47"W
L72	20.00	N71°25'27"W
L73	18.89	N51°52'53"W
L74	1.61	S17°29'48"W
L75	10.00	S38°07'07"W
L76	5.23	S00°44'23"E
L77	8.01	S01°11'48"W
L78	10.74	S03°10'04"W
L79	13.39	S05°08'20"W
L80	5.53	N07°10'25"E
L81	10.36	S07°10'25"W
L82	6.75	S10°13'20"W
L83	49.00	S89°43'00"E
L84	49.00	S89°43'00"E
L85	28.59	S00°17'00"W
L86	13.53	S64°51'41"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	3897.72	1115.35	16°23'44"	561.51	S32°43'07"W	1111.55
C2	150.00	47.39	18°06'01"	23.89	N33°34'15"E	47.19
C3	150.00	51.10	19°31'10"	25.80	S32°51'41"W	50.85
C4	3913.72	79.81	1°10'06"	39.91	S22°31'03"W	79.81
C5	180.00	107.03	34°04'06"	55.15	N38°58'03"E	105.46
C6	65.00	71.96	63°25'41"	40.17	N87°42'57"E	68.34
C7	207.00	123.48	34°10'38"	63.64	S43°28'54"E	121.65
C8	600.00	128.20	12°14'33"	64.35	N50°54'43"W	127.96
C9	757.00	79.55	6°01'15"	39.81	S14°19'31"W	79.51
C10	1143.00	411.68	20°38'12"	208.10	N07°01'02"E	409.46
C11	30.00	49.00	93°35'04"	31.94	S43°29'28"W	43.73
C12	300.00	103.14	19°41'56"	52.09	N60°10'06"W	102.64
C13	300.00	103.14	19°41'56"	52.09	N79°52'02"W	102.64
C14	300.00	61.46	11°44'14"	30.84	N75°53'11"W	61.35
C15	300.00	41.69	7°57'42"	20.88	N85°44'09"W	41.65
C16	75.00	120.65	92°10'22"	77.90	S44°11'49"W	108.06
C17	75.00	61.53	47°00'33"	32.62	S66°46'44"W	59.82
C18	75.00	59.12	45°09'49"	31.19	S20°41'33"W	57.60
C19	75.00	61.53	47°00'33"	32.62	S23°13'16"E	59.82
C20	1266.00	428.30	19°23'01"	216.21	N07°48'09"E	426.26
C21	3000.00	405.25	7°44'23"	202.93	S13°37'28"W	404.94
C22	3000.00	163.26	3°07'05"	81.65	S15°56'07"W	163.24
C23	3000.00	87.03	1°39'44"	43.52	S13°32'42"W	87.03
C24	3000.00	154.96	2°57'34"	77.50	S11°14'03"W	154.94
C25	75.00	198.29	151°28'44"	295.08	S65°59'05"E	145.38
C26	75.00	18.91	14°26'52"	9.51	S02°31'50"W	18.86
C27	75.00	134.52	102°45'57"	93.89	S56°04'35"E	117.20
C28	75.00	44.85	34°15'54"	23.12	N55°24'30"E	44.19
C29	75.00	117.60	89°50'34"	74.79	S83°11'50"W	105.92
C30	75.00	58.77	44°53'59"	30.99	S60°43'32"W	57.28
C31	75.00	58.83	44°56'35"	31.02	N74°21'11"W	57.33
C32	300.00	139.80	26°42'00"	71.19	S15°21'27"W	138.54
C33	1000.00	164.26	9°24'40"	82.31	S33°24'47"W	164.07
C34	1000.00	82.89	4°44'58"	41.47	S31°04'55"W	82.87
C35	1000.00	81.36	4°39'43"	40.70	S35°47'16"W	81.34
C36	1000.00	82.06	4°42'06"	41.05	S40°28'10"W	82.04
C37	2000.00	234.55	6°43'10"	117.41	N39°27'38"E	234.42
C38	1200.00	74.99	3°34'49"	37.51	S37°53'28"W	74.97
C39	180.00	80.46	25°36'39"	40.91	S50°55'26"W	79.79
C40	300.00	145.95	27°52'26"	74.45	S37°56'40"E	144.51
C41	300.00	127.19	24°17'28"	64.56	S11°51'43"E	126.24
C42	300.00	273.13	52°09'54"	146.85	S25°47'56"E	263.80
C43	180.00	135.42	43°06'15"	71.09	N68°43'53"E	132.25
C44	350.00	109.14	17°52'01"	55.02	N38°14'45"E	108.70
C45	180.00	66.18	21°04'02"	33.47	N18°46'43"E	65.81
C46	25.00	39.27	90°00'00"	25.00	S45°17'00"W	35.36
C47	25.00	39.27	90°00'00"	25.00	N44°43'00"W	35.36
C48	322.00	24.99	4°26'46"	12.50	N87°29'37"W	24.98
C49	322.00	45.54	8°06'10"	22.81	N81°13'09"W	45.50
C50	322.00	40.18	7°09'00"	20.12	N73°35'34"W	40.16
C51	322.00	25.20	4°29'05"	12.61	N67°46'31"W	25.20
C52	322.00	43.93	7°49'00"	22.00	N61°37'28"W	43.90
C53	322.00	41.57	7°23'50"	20.82	N54°01'03"W	41.54
C54	25.00	39.27	90°00'00"	25.00	N84°40'52"E	35.36
C55	45.00	94.68	120°33'04"	78.82	S30°00'28"W	78.16
C56	45.00	101.63	129°23'52"	95.19	N25°01'14"W	81.37
C57	25.00	30.52	69°56'56"	17.49	N04°42'24"E	28.66
C58	45.00	196.31	249°56'56"	64.33	N85°17'36"W	73.75
C59	1178.00	5.08	0°14'49"	2.54	S39°33'27"W	5.08
C60	1178.00	46.39	2°15'22"	23.20	S38°18'22"W	46.38
C61	1178.00	22.14	1°04'37"	11.07	S36°38'22"W	22.14

SEE SHEET 8 FOR CURVE TABLE AND LINE TABLE

Dwg: A1112SHT3-8.dwg	Drawn: RICHARD	Checked: ALS	Sheet 7 of 8
Scale: 1" = 50'	Date: 01/31/03	Job: A01112	

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Maru Herrera Bern. Co. PLAT R 42.00

PLAT FOR

EAGLE RIDGE SUBDIVISION

WITHIN
SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
SECTION 18 ,TOWNSHIP 11, NORTH, RANGE 3 EAST, NMPM
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 18, T 11 N, R 3 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2003

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

EASEMENTS

(A) 2' PRIVATE DRAINAGE EASEMENT CENTERED ON LOT LINE (SEE NOTE SHEET 5)

(B) 2' PRIVATE DRAINAGE EASEMENT ON LOW SIDE OF LOT LINE (SEE NOTE SHEET 5)

(C) 5' PUBLIC SIDEWALK & DRIVEWAY EASEMENT

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

Dwg: A1112SHT3-8.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 6 of 8
Scale: 1" = 50'	Date: 04/23/03	Job: A01112	

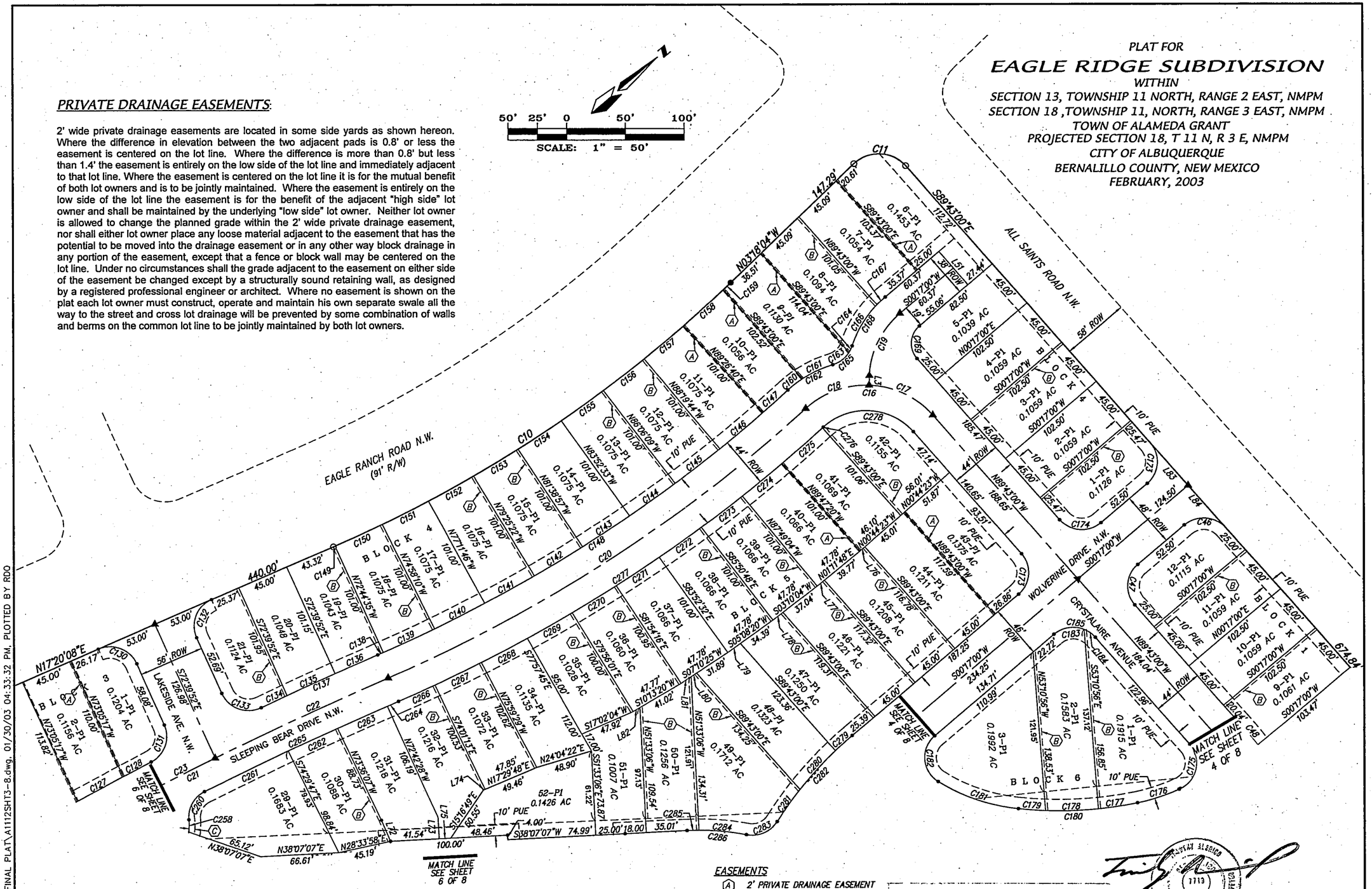
PLAT FOR

EAGLE RIDGE SUBDIVISION

WITHIN
SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
SECTION 18 ,TOWNSHIP 11, NORTH, RANGE 3 EAST, NMPM
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 18, T 11 N, R 3 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2003

PRIVATE DRAINAGE EASEMENTS:

2' wide private drainage easements are located in some side yards as shown hereon. Where the difference in elevation between the two adjacent pads is 0.8' or less the easement is centered on the lot line. Where the difference is more than 0.8' but less than 1.4' the easement is entirely on the low side of the lot line and immediately adjacent to that lot line. Where the easement is centered on the lot line it is for the mutual benefit of both lot owners and is to be jointly maintained. Where the easement is entirely on the low side of the lot line the easement is for the benefit of the adjacent "high side" lot owner and shall be maintained by the underlying "low side" lot owner. Neither lot owner is allowed to change the planned grade within the 2' wide private drainage easement, nor shall either lot owner place any loose material adjacent to the easement that has the potential to be moved into the drainage easement or in any other way block drainage in any portion of the easement, except that a fence or block wall may be centered on the lot line. Under no circumstances shall the grade adjacent to the easement on either side of the easement be changed except by a structurally sound retaining wall, as designed by a registered professional engineer or architect. Where no easement is shown on the plat each lot owner must construct, operate and maintain his own separate swale all the way to the street and cross lot drainage will be prevented by some combination of walls and berms on the common lot line to be jointly maintained by both lot owners.



NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

EASEMENTS

(A) 2' PRIVATE DRAINAGE EASEMENT CENTERED ON LOT LINE (SEE NOTE THIS SHEET)

(B) 2' PRIVATE DRAINAGE EASEMENT ON LOW SIDE OF LOT LINE (SEE NOTE THIS SHEET)

(C) 5' PUBLIC SIDEWALK & DRIVEWAY EASEMENT

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NEW MEXICO LICENSED PROFESSIONAL LAND SURVEYOR 7719 02-10-03

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Scale: 1" = 50'		Date: 01/30/03		Job: A01112		

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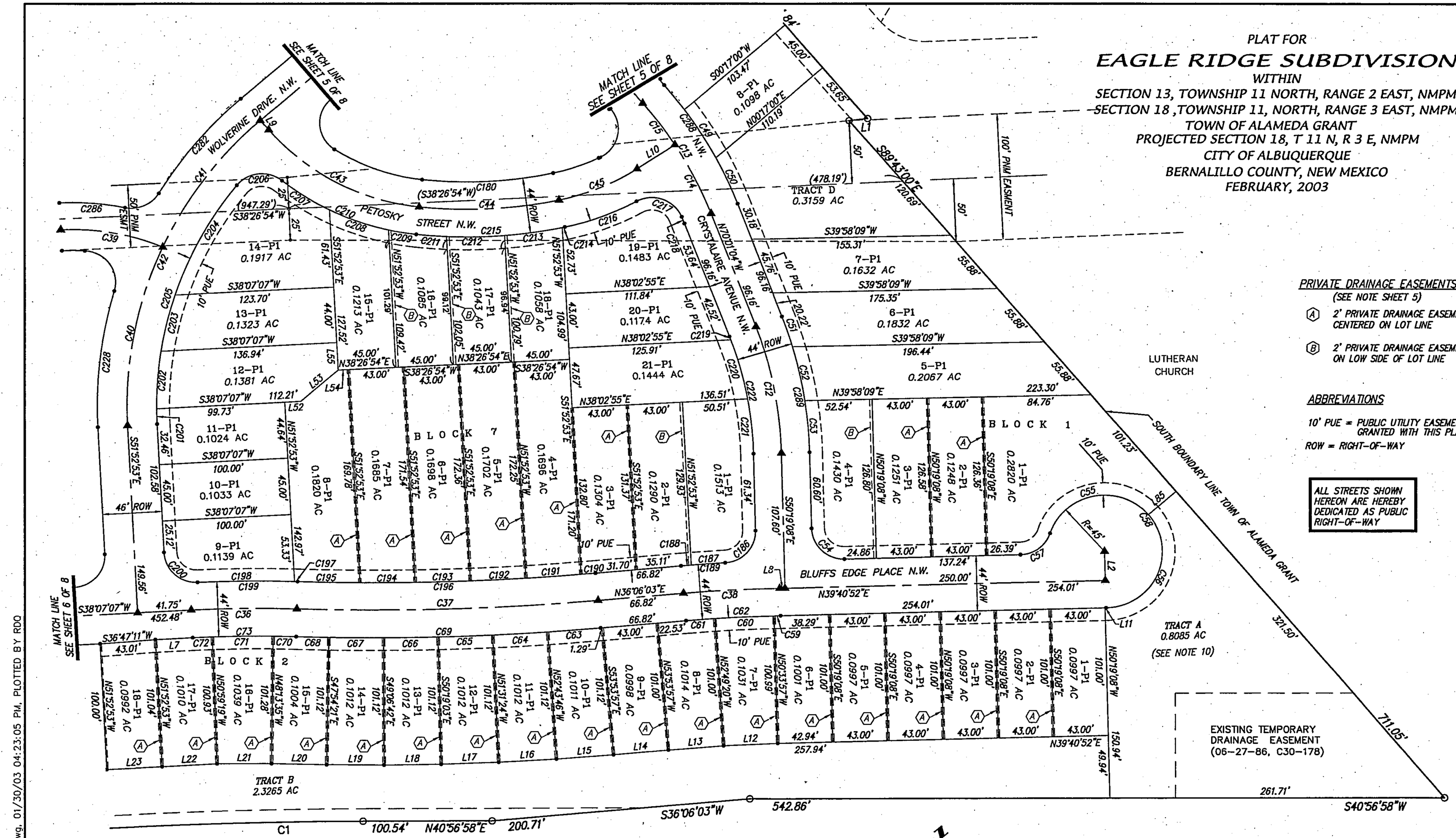
PLAT FOR

EAGLE RIDGE SUBDIVISION

WITHIN
SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
SECTION 18 ,TOWNSHIP 11, NORTH, RANGE 3 EAST, NMPM
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 18, T 11 N, R 3 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2003



PRIVATE DRAINAGE EASEMENTS

(SEE NOTE SHEET 5)

(A) 2' PRIVATE DRAINAGE EASEMENT CENTERED ON LOT LINE

(B) 2' PRIVATE DRAINAGE EASEMENT ON LOW SIDE OF LOT LINE

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY

COORS ROAD N.W. (R/W VARIES)
(NEW MEXICO ROAD NO. 448)

50' 25' 0 50' 100'

SCALE: 1" = 50'

NOTE:

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

02-10-03

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Jaru Herrera ..... Bern. Co. PLAT .. R 42.00

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NOTES:

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats (and documents) of record entitled:

   RIVERVIEW, (06-27-86, C30-178)

   ESTATE OF BESSIE L. HUGHES, (06-29-84, C24-92)

   ALBUQUERQUE WEST UNIT TWO, (01-28-91, 91C-29)

   RANCHO SERENO UNIT IIIB, (06-27-95, 95C-233)

   WARRANTY DEED, DOC. NO. 86122312 (12-11-86, BK.D289A, PGS. 849-850)

   all being records of Bernalillo County, New Mexico.
5. Field Survey performed January, 1996.
6. Title Report: Stewart Title Guaranty Company Commitment No. 95060192ml
7. Flood Zone Designation: ZONE C (areas of minimal flooding), Panel 8 of 50 Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated October 14, 1983.
8. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
9. Encroachments: None apparent.
10. Tract A is hereby dedicated as Public Drainage Right-of-way.
11. Tracts B and D are reserved for Open/Green space to be owned and maintained by the Homeowners association.
12. Tract C is hereby dedicated as Public Drainage Right-of-way to be owned and maintained by the Albuquerque Metropolitan Arroyo Flood Control Authority.

PLAT FOR

EAGLE RIDGE SUBDIVISION

WITHIN

SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM

SECTION 18 ,TOWNSHIP 11, NORTH, RANGE 3 EAST, NMPM

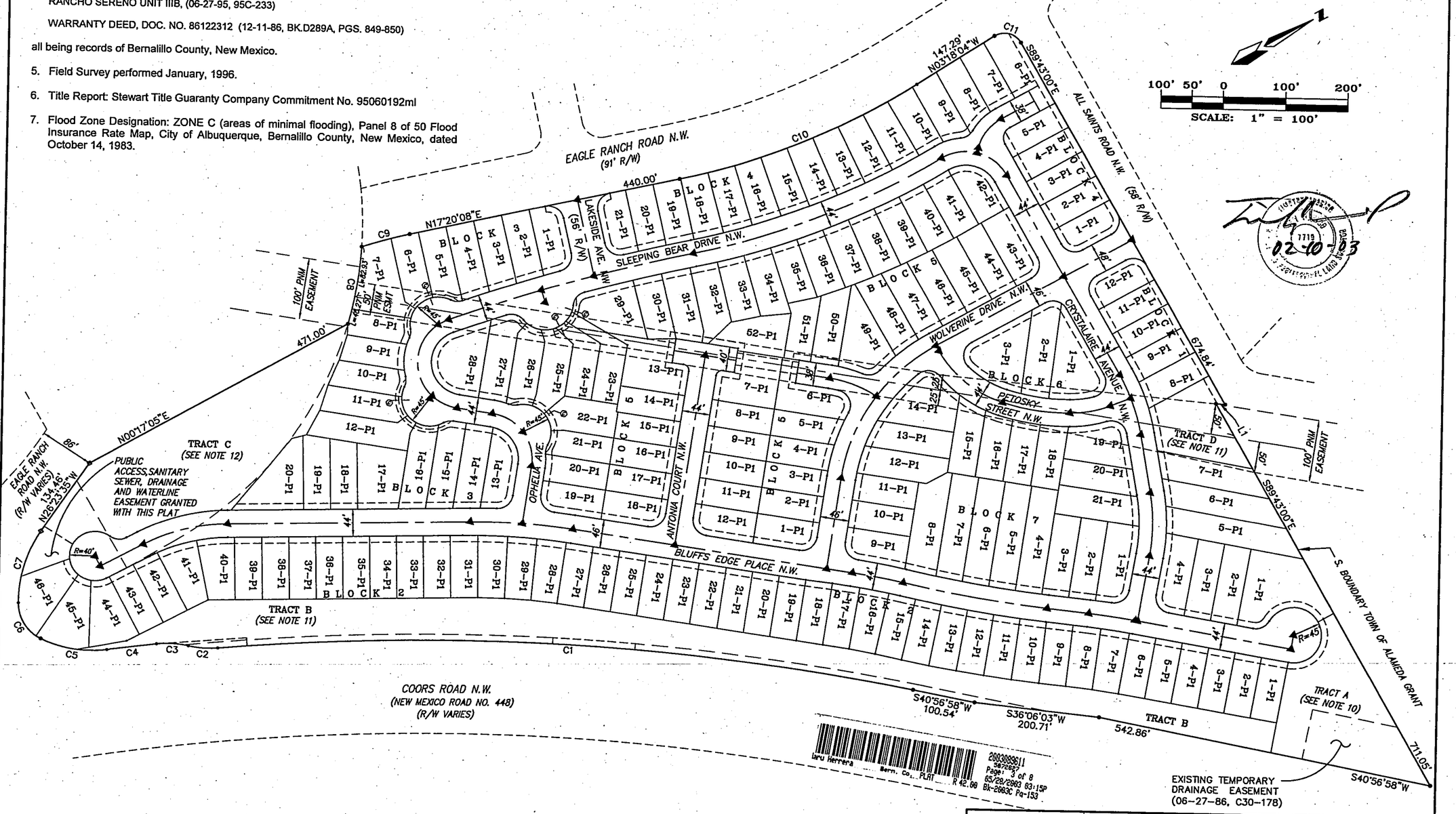
TOWN OF ALAMEDA GRANT

PROJECTED SECTION 18, T 11 N, R 3 E, NMPM

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2003



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PLAT FOR
EAGLE RIDGE SUBDIVISION
WITHIN
SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
SECTION 18 ,TOWNSHIP 11, NORTH, RANGE 3 EAST, NMPM
TOWN OF ALAMEDA GRANT
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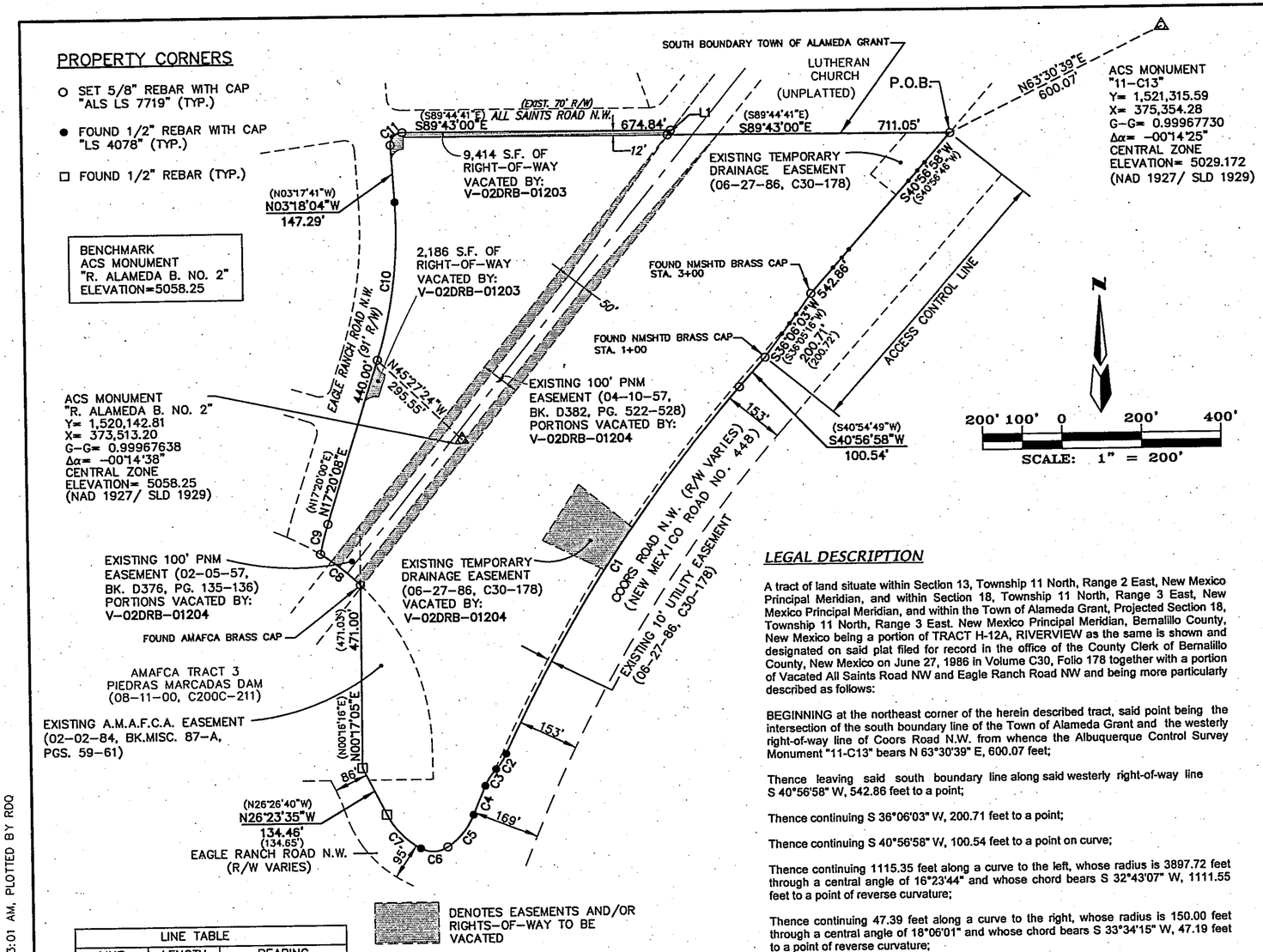
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2003



LINE TABLE		
LINE	LENGTH	BEARING
L1	14.52'	S34°31'40"W

CURVE TABLE						
CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	1115.35' (1115.30')	16°23'44"	3897.72'	561.51'	S32°43'07"W	1111.55'
C2	47.39'	18°06'01"	150.00'	23.89'	S33°34'15"W	47.19'
C3	51.10'	19°31'10"	150.00'	25.80'	S32°51'41"W	50.85'
C4	79.81' (80.00')	01°10'06" (01°10'16")	3913.72'	39.91'	S22°31'03"W	79.81'
C5	107.03' (106.50')	34°04'06" (33°54'05")	180.00'	55.15'	S38°58'03"W	105.46'
C6	71.96' (72.10')	63°25'41" (63°33'22")	65.00'	40.17'	S87°42'57"W	68.34'
C7	123.48' (123.45')	34°10'38" (34°10'10")	207.00'	63.64'	N43°28'54"W	121.65'
C8	128.20' (128.41')	12°14'33" (12°15'44")	600.00'	64.35'	N50°54'43"W	127.96'
C9	79.55' (79.33')	06°01'15" (06°00'16")	757.00'	39.81'	N14°19'31"E	79.51'
C10	411.68' (411.51')	20°38'12" (20°37'41")	1143.00'	208.10'	N07°01'02"E	409.46'
C11	49.00'	93°35'04"	30.00'	31.94'	N43°29'28"E	43.73'

LEGAL DESCRIPTION

A tract of land situate within Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, and within Section 18, Township 11 North, Range 3 East, New Mexico Principal Meridian, and within the Town of Alameda Grant, Projected Section 18, Township 11 North, Range 3 East. New Mexico Principal Meridian, Bernalillo County, New Mexico being a portion of TRACT H-12A, RIVERVIEW as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 27, 1986 in Volume C30, Folio 178 together with a portion of Vacated All Saints Road NW and Eagle Ranch Road NW and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, said point being the intersection of the south boundary line of the Town of Alameda Grant and the westerly right-of-way line of Coors Road N.W. from whence the Albuquerque Control Survey Monument "11-C13" bears N 63°30'39" E, 600.07 feet;

Thence leaving said south boundary line along said westerly right-of-way line S 40°56'58" W, 542.86 feet to a point;

Thence continuing S 36°06'03" W, 200.71 feet to a point;

Thence continuing S 40°56'58" W, 100.54 feet to a point on curve;

Thence continuing 1115.35 feet along a curve to the left, whose radius is 3897.72 feet through a central angle of 16°23'44" and whose chord bears S 32°43'07" W, 1111.55 feet to a point of reverse curvature;

Thence continuing 47.39 feet along a curve to the right, whose radius is 150.00 feet through a central angle of 18°06'01" and whose chord bears S 33°34'15" W, 47.19 feet to a point of reverse curvature;

Thence continuing 51.10 feet along a curve to the left, whose radius is 150.00 feet through a central angle of 19°31'10" and whose chord bears S 32°51'41" W, 50.85 feet to a point of compound curvature;

Thence continuing 79.81 feet along a curve to the left, whose radius is 3913.72 feet through a central angle of 01°10'06" and whose chord bears S 22°31'03" W, 79.81 feet to a point of reverse curvature;

Thence leaving said westerly right-of-way line along the northeasterly right-of-way line of Eagle Ranch Road N.W. 107.03 feet along a curve to the right, whose radius is 180.00 feet through a central angle of 34°04'06" and whose chord bears S 38°58'03" W, 105.46 feet to a point of compound curvature;

Thence continuing along said northeasterly right-of-way line 71.96 feet along a curve to the right, whose radius is 65.00 feet through a central angle of 63°25'41" and whose chord bears S 87°42'57" W, 68.34 feet to a point of compound curvature;

Thence continuing N 26°23'35" W, 134.46' feet to a point, said point being on a line common with said Sections 13 and 18 and further being on the east line of TRACT "A-2", ESTATE OF BESSIE L. HUGHES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 29, 1984 in Volume C24, Folio 92;

Thence along said common Section line N 00°17'05" E, 471.00 feet to a point on curve;

Thence leaving said Section line 128.20 feet along a curve to the left, whose radius is 600.00 feet through a central angle of 12°14'33" and whose chord bears N 50°54'43" W, 127.96 feet to a point on curve, said point being on the easterly right-of-way line of Eagle Ranch Road N.W.;

Thence along said easterly right-of-way line 79.55 feet along a curve to the right, whose radius is 757.00 feet through a central angle of 06°01'15" and whose chord bears N 14°19'31" E, 79.51 feet to a point of tangency;

Thence continuing N 17°20'08" E, 440.00 feet to a point of curvature;

Thence continuing 411.68 feet along a curve to the left, whose radius is 1143.00 feet through a central angle of 20°38'12" and whose chord bears N 07°01'02" E, 409.46 feet to a point of tangency;

Thence continuing N 03°18'04" W, 147.29 feet to a point of curvature;

Thence continuing 49.00 feet along a curve to the right, whose radius is 30.00 feet through a central angle of 93°35'04" and whose chord bears N 43°29'28" E, 43.73 feet to a point of tangency;

Thence continuing S 89°43'00" E, 674.84 feet to a point;

Thence continuing S 34°31'40"W, 14.52 feet to a point on the south boundary line of the Town of Alameda Grant;

Thence along said south boundary line S 89°43'00" E, 711.05 feet to the point of beginning and containing 32.5853 acres more or less.

02-10-03

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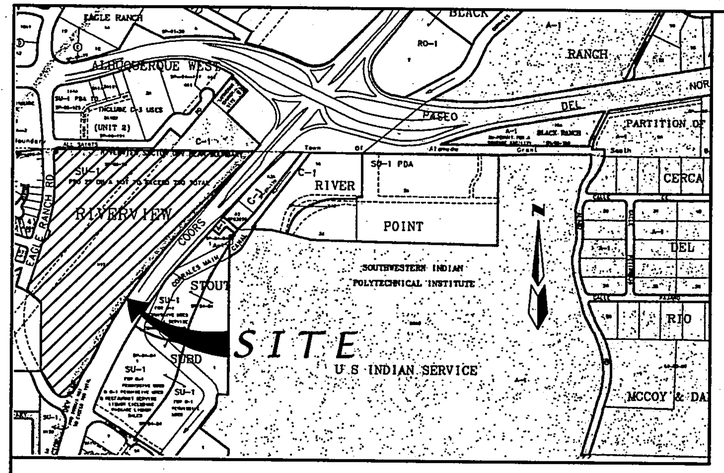

LOCATION MAP

ZONE ATLAS C-13-Z

SCALE: NONE

SUBDIVISION DATA

Plat Case No's.	Project #1001674 Case #02DRB-01203 Case #02DRB-01204
Gross Acreage	32.5853 Ac.
Zone Atlas No.	C-13-Z
No. of existing Tracts/Lots	1 Tract
No. of Tracts/Lots created	4 Tracts/175 Lots
No. of Tracts/Lots eliminated	1 Tract
Miles of full width streets created	1.16
Street Area dedicated to the City of Albuquerque	6.4003 Ac.
Drainage Area dedicated to the City of Albuquerque	0.9666 Ac.
Drainage Area dedicated to A.M.A.F.C.A.	1.6006 Ac.
Date of Survey	January, 1996
Utility Control Location System Log Number	2002430177
Zoning	R-LT

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: VANTAGE HOMES, INC.
BY:

Vincent Pizzonia — 11/7/02
Vincent Pizzonia, President — DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on NOVEMBER 7, 2002.
By Vincent Pizzonia, President of VANTAGE HOMES, INC. on behalf of said Corporation.

Susan Rasinski — 9-3-04
NOTARY PUBLIC — MY COMMISSION EXPIRES

OFFICIAL SEAL
SUSAN RASINSKI
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 9-3-04

LEGAL DESCRIPTION

(SEE SHEET 2)

NOTES

(SEE SHEET 3)

PURPOSE OF PLAT

1. Subdivide a portion of Tract H-12A, Riverview Subdivision, together with the vacated portions of Eagle Ranch Road and All Saints Road into 175 Residential Lots and 4 Tracts.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.
4. Vacate Easements and Right-of-way as shown hereon.

PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance,and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related facilites reasonably necessary to ptovide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate. Relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC #: 101306905312230906
PROPERTY OWNER OF RECORD:
Manns William J Etal
BERNALILLO COUNTY TREASURER'S OFFICE:
Conchita Lucero 5-28-03

PLAT FOR
EAGLE RIDGE SUBDIVISION

WITHIN
SECTION 13, T11N, R2E, NMPM
SECTION 18, T11N, R3E, NMPM
AND
PROJECTED SECTION 18 T11N, R3 E, NMPM
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2003

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.
DRB Project No. 1001674
Application No. 03-DRB-00609

Sherman Watson Planning Director, City of Albuquerque, N.M.	5/28/03 Date
Buddy L. Brown City Engineer, City of Albuquerque, N.M.	4/21/03 Date
Lynn M. Mazur Albuquerque Metropolitan Arroyo Flood Control Authority	4-24-03 Date
Richard Dourte Transportation Development, City of Albuquerque, N.M.	4-17-03 Date
Roger A Green Utility Development Division, City of Albuquerque, N.M.	4-18-03 Date
Christina Sandoval Parks and Recreation	4/27/03 Date
[illegible] City Surveyor, City of Albuquerque, N.M.	2-11-03 Date
Scott M. Howell Property Management, City of Albuquerque, N.M.	5-27-03 Date
Lenel D. Mate PNM Gas	2-12-03 Date
Lenel D. Mate PNM Electric	2-12-03 Date
David R. Muller Qwest Telecommunications	2-12-03 Date
Rita Erickson Comcast Cable	2-12-03 Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich — 02-10-03
Timothy Aldrich P.S. No. 7719 — Date

TIMOTHY ALDRICH NEW MEXICO 7719 REGISTERED PROFESSIONAL LAND SURVEYOR

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Lara Herrera Bern. Co. PLAT R 42.00

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Scale: N/A	Date: 11/06/02	Job: A01112	

Current DRC
Project Number: ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 9-11-02
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 9/11/02
Date Preliminary Plat Expires: 9/11/03
DRB Project No.: 1001674
DRB Application No.: 02DRB 01202

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

EAGLE RIDGE SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

RIVERVIEW PARCEL H-12A

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 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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		25' FF	Art Pvmt, Std C&G, Median C&G, and 4' Sidewalk(2) East Side Only	Eagle Ranch Rd.	All Saints Rd.	Coors Rd.	/	/	/
		6'	Sidewalk West Side Only	Coors Rd.	Eagle Ranch Rd.	North Boundry	/	/	/
		per design	Std C&G, and 4' Sidewalk South Side Only	All Saints Rd.	Eagle Ranch Rd.	PNM Easement Lot 8 Blk1	/	/	/
		26' FF	Res Pvmt, Roll C&G(1), and 4' Sidewalk(2) Both Sides	Sleeping Bear Dr.	Crystalaire Ave	Ophelia Ave.	/	/	/
		26' FF	Res Pvmt, Roll C&G(1), and 4' Sidewalk(2) Both Sides	Ophelia Ave.	Sleeping Bear Dr.	Bluffs Edge St.	/	/	/
		26' FF	Res Pvmt, Roll C&G(1), and 4' Sidewalk(2) Both Sides	Bluffs Edge St.	Ophelia Ave.	Lot 41 Blk2	/	/	/
		28' FF	Res Pvmt, Roll C&G(1), and 4' Sidewalk(2) Both Sides	Bluffs Edge St.	Ophelia Ave.	Wolverine Dr.	/	/	/

Submitted 7/21/06

revised 07/01/01

ORIGINAL

SIA	COA DRC	Size	Type of Improvement	Location	From	To	Private	City	City Cnst
			PAVING CONT.						
		26' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] Both Sides	Bluffs Edge St.	Wolverine Dr.	Cul-De-Sac	/	/	/
		26' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] East Side Only	Bluffs Edge St.	Lot 41 Blk2	Cul-De-Sac	/	/	/
		28' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] Both Sides	Wolverine Dr.	Crystalaire Ave	Bluffs Edge St.	/	/	/
		30' FF	Res Pvmt, Roll C&G[1] 4' Sidewalk Both Sides	Wolverine Dr	Crystalaire				
		26' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] West Side Only	Antonia Ct.	Bluffs Edge St.	Cul-De-Sac	/	/	/
		26' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] Both Sides	Crystalaire Ave	Sleeping Bear Dr.	Bluffs Edge St.	/	/	/
		26' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] Both Sides	Petosky St.	Crystalaire Ave	Wolverine Dr.	/	/	/
		24' FF	Res Pvmt, Roll C&G[1], and 4' Sidewalk[2] West Side Only	Sleeping Bear Dr.	Crystalaire Ave	Lot 6 Blk4	/	/	/
		38' FF	Res Pvmt, Std C&G, and 4' Sidewalk[2] Both Sides	Lakeside Ave.	Eagle Ranch Rd.	Sleeping Bear Dr.	/	/	/
		24FF	Res Pvmt Roll C&G 4' Sidewalk East Side Only	Wolverine Stub St.					
		Per Design	Residential Street Lights				/	/	/
			WATER						
		6"	Water line (Zone 2W)	All Saints Rd.	Wolverine Dr.	Eagle Ranch Rd.	/	/	/
		6"	Water line (Zone 2W)	Wolverine Dr.	All Saints Rd.	Crystalaire Ave	/	/	/
		6"	Water line (Zone 2W)	Sleeping Bear Dr.	Crystalaire Ave	Lakeside Ave.	/	/	/
		4"	Water line (Zone 2W)	Sleeping Bear Dr.	Crystalaire Ave	End of Cul-de-sac	/	/	/
		6"	Water line (Zone 2W)	Lakeside Ave.	Eagle Ranch Rd.	Sleeping Bear Dr.	/	/	/
		6"	Water line (Zone 2W)	Crystalaire Ave	Sleeping Bear Dr.	Wolverine Dr.	/	/	/
		8"	Water line (Zone 1W)	Lakeside Ave.	Eagle Ranch Rd.	Sleeping Bear Dr.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			Storm Sewer						
		6"	Water line (Zone 1W)	Crystalaire Ave	Wolverine Dr.	Bluffs Edge St.	/	/	/
		8"	Water line (Zone 1W)	Sleeping Bear Dr.	Lakeside Ave.	Ophelia Ave.	/	/	/
		8"	Water line (Zone 1W)	Ophelia Ave.	Sleeping Bear Dr.	Bluffs Edge St.	/	/	/
		8"	Water line (Zone 1W)	Bluffs Edge St.	Eagle Ranch Rd.	Ophelia Ave.	/	/	/
		6"	Water line (Zone 1W)	Bluffs Edge St.	Ophelia Ave.	Lot 1 Blk 2	/	/	/
		6"	Water line (Zone 1W)	Wolverine Dr.	Crystalaire Ave	Bluffs Edge St.	/	/	/
		6"	Water line (Zone 1W)	Wolverine Dr. Stub	Wolverine Dr.	Antonia Ct.	/	/	/
		6"	Water line (Zone 1W)	Petosky St.	Crystalaire Ave	Wolverine Dr.	/	/	/
		6"	Water line (Zone 1W)	Antonia Ct.	Bluffs Edge St.	Cul-De-Sac	/	/	/
		6"	Water line (Zone 1W)	PNM Easement	Sleeping Bear Dr.	Antonia Ct.	/	/	/
			SANITARY SEWER						
		8"	Sanitary sewer	Sleeping Bear Dr.	Crystalaire Ave	Ophelia Ave.	/	/	/
		8"	Sanitary sewer	Sleeping Bear Dr.	Crystalaire Ave	End of Cul-de-sac	/	/	/
		8"	Sanitary sewer	Crystalaire Ave	Sleeping Bear Dr.	Bluffs Edge St.	/	/	/
		8"	Sanitary sewer	Ophelia Ave.	Sleeping Bear Dr.	Bluffs Edge St.	/	/	/
		8"	Sanitary sewer	Bluffs Edge St. (3)	Eagle Ranch Rd.	Lot 1 Blk 2	/	/	/
		8"	Sanitary sewer	Wolverine Dr.	Crystalaire Ave	Bluffs Edge St.	/	/	/
		8"	Sanitary sewer	Wolverine Dr. Stub	Wolverine Dr.	Lot 51 Blk 5	/	/	/
		8"	Sanitary sewer	Petosky St.	Crystalaire Ave	Wolverine Dr.	/	/	/
		8"	Sanitary sewer	Antonia Ct.	Bluffs Edge St.	Cul-De-Sac	/	/	/

ORIGINAL

SIA Sequence #	CO / IFC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		2.6 ac-ft	Public Detention Pond	Tract A			/	/	/
		18"-24"	Storm Sewer	Eagle Ranch Rd.	Lot 3 Blk 3		/	/	/
		18"-24"	Storm Sewer	Bluffs Edge St.	Eagle Ranch Rd.	Lot 44 Blk 2	/	/	/
		per design	Gravel Mulch on Slopes steper than 3:1				/	/	/

STORM SEWER

Engineer's Certification for Private Grading and Drainage Required for release of financial guarantees.

NOTES

1. Standard curb and gutter will be used instead of roll curb and gutter where required for drainage.
2. All internal sidewalks to be deferred
3. Sanitary Sewer Manholes should not be deeper than 20'.

AGENT / OWNER

Mark Goodwin & Assoc
NAME (print)

James D Hughes
FIRM

James D Hughes
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

9/11/02
DRB CHAIR - date

Christina Sandoval 9/11/02
PARKS & GENERAL SERVICES - date

9-11-02
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

9/11/02
UTILITY DEVELOPMENT - date

_____ - date

9/11/02
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
☒ Major Subdivision action		☐ Annexation & Zone Establishment	
☐ Minor Subdivision action		☐ Sector Plan	
☐ Vacation	**V**	☐ Zone Change	
☐ Variance (Non-Zoning)		☐ Text Amendment	
SITE DEVELOPMENT PLAN	**P**	**APPEAL / PROTEST of...**	**A**
☐ ...for Subdivision Purposes		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ ...for Building Permit			
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**		

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: STV Investments III, LLC — PHONE: 338-2286
ADDRESS: 400 Gold SW, Suite 700 — FAX:
CITY: Albuquerque — STATE NM — ZIP87102 — E-MAIL:
Proprietary interest in site: Owner
AGENT (if any): Mark Goodwin & Associates, PA — PHONE: 828-2200
ADDRESS: 8916 Adams NE — FAX: 797-9539
CITY: Albuquerque — STATE NM — ZIP 87199 — E-MAIL: dmg@swcp.com

DESCRIPTION OF REQUEST: Preliminary Plat Approval, with Vacation of Public Easement, & Vacation of Public Right of Way & sidewalk deferral
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No. Sidewalk waiver

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

Lot or Tract No. A Portion of Parcel H-12A — Block: ____ — Unit: ____
Subdiv. / Addn. Riverview
Current Zoning: R-LT — Proposed zoning: ____
Zone Atlas page(s): C-13-Z — No. of **existing** lots: 1 — No. of **proposed** lots: 173
Total area of site (acres): 32.585 — Density if applicable: dwellings per gross acre: ____ — dwellings per net acre: ____
Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? no
UPC No. 101306405312230406 — MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: All Saints
Between: Coors Blvd. and Eagle Ranch Rd.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): project # 1001674 DRB 96-22
Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: ____

SIGNATURE James D. Hughes — DATE 8-2-02
(Print) James D. Hughes, PE — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised September 2001

INTERNAL ROUTING
- ☒ All checklists are complete
- ☒ All fees have been collected
- ☒ All case #s are assigned
- ☒ AGIS copy has been sent
- ☒ Case history #s are listed
- ☒ Site is within 1000ft of a landfill
- ☒ F.H.D.P. density bonus
- ☒ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
02DRB - - 01202	PP	5(2)	$ 3,500.00
02DRB - - 01203	VPROW	✓	$ 300.00
02DRB - - 01204	VPE	✓	$ 135.00
02DRB - - 01205	TDSW	✓	$ 0
02DRB - - 01206	SW	✓	$ 0
			Total $ 4010.00

Hearing date Aug 28, 2002

Planner signature / date 8/2/02 — **Project #** 1001674

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**
- ☐ Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously.
- ☐ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
- ☐ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
- ☐ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☒ **VACATION OF PUBLIC RIGHT-OF-WAY**
☒ **VACATION OF PUBLIC EASEMENT**
- ☒ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
- ☒ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the request
- ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☒ Sign Posting Agreement
- ☒ Fee (see schedule)
- ☒ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**
☐ **SIDEWALK DESIGN VARIANCE**
☒ **SIDEWALK WAIVER**
- ☐ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the variance or waiver
- ☐ Any original and/or related file numbers are listed on the cover application

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- ☒ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the deferral or extension
- ☒ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT**
- ☐ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- ☐ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the vacation
- ☐ Letter of authorization from the grantors and the beneficiaries
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

James D. Hughes
Applicant name (print)

James D. Hughes 8-1-02
Applicant signature / date

Form revised September 2001

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

Application case numbers
02DRB- -01203
02DRB- -01204
02DRB- -01205
02DRB 01206

Planner signature / date 8/2/02

Project # 1001674

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- ☒ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ☒ Proposed Infrastructure List.
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the request
- ☒ Property owner's and City Surveyor's signature on the proposed plat
- ☒ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☒ Sign Posting Agreement
- ☒ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ☒ Fee (see schedule)
- ☒ Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

- ☐ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ☐ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

(Temporary sidewalk deferral uses FORM-V)

- ☐ **1** copy of each of the following items
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Plat or plan reduced to 8.5" x 11"
- ☐ Official D.R.B. Notice of the original approval
- ☐ Approved Infrastructure List. If not applicable, please initial. _____
- ☐ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

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

James D. Hughes, PE
Applicant name (print)

8-1-02
Applicant signature / date

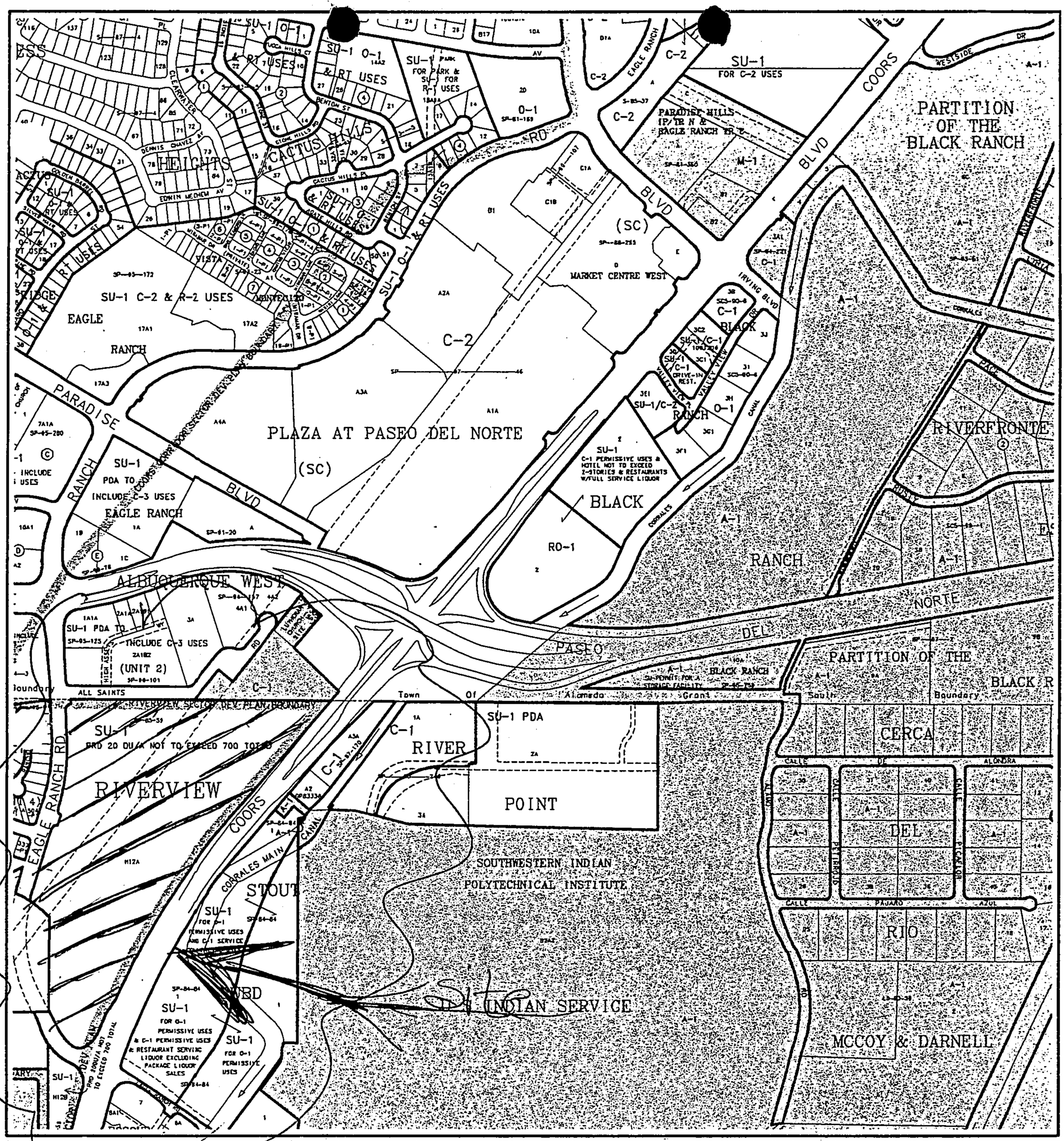
Form revised September 2001

☑ Checklists complete
☑ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
02DRB - 01202
- -
- -

8/2/02
Planner signature / date

Project # 1001679


PARTITION OF THE BLACK RANCH
PLAZA AT PASEO DEL NORTE
(SC)
MARKET CENTRE WEST
EAGLE RANCH
ALBUQUERQUE WEST
RIVERVIEW
RIVER POINT
SOUTHWESTERN INDIAN POLYTECHNICAL INSTITUTE
INDIAN SERVICE
RIVERFRONTE
CERCA DEL RIO
MCCOY & DARNELL
PARADISE HILLS
CACTUS HILLS HEIGHTS
COORS BLVD
PASEO DEL NORTE
IRVING BLVD
EAGLE RANCH RD
CORRALES MAIN CANAL
SU-1 C-2 & R-2 USES
SU-1 PDA
SU-1 FOR C-2 USES
SU-1 FOR O-1 PERMISSIVE USES AND C-1 SERVICE
SU-1 FOR O-1 PERMISSIVE USES & C-1 PERMISSIVE USES & RESTAURANT SERVING LIQUOR EXCLUDING PACKAGE LIQUOR SALES
SU-1 FOR O-1 PERMISSIVE USES
SU-1 PDA TO INCLUDE C-3 USES
(UNIT 2)
RO-1
M-1
C-1
C-2
O-1
A-1
Interstate 25
Interstate 40
Rio Grande River
NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS
CITY OF Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002
GRAPHIC SCALE IN FEET
250 0 750 1000
Zone Atlas Page
C-13-Z
Map Amended through April 03, 2002

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: STV Investments III LLC **Date of request:** 07 / 08 / 02 **Zone atlas page(s):** C-13-Z

TO BE COMPLETED BY APPLICANT

CURRENT:

Zoning 6.2453 Acres

Parcel Size (acres / sq.ft.) RLT

Legal Description -

Lot or Tract # H-12A Block # _____

Subdivision Name Riverview

REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:		Building Permit	[ ]
Comp. Plan Amendment	[ ]	Zone Change	[ ]	a) Subdivision	[ ]	Access Permit	[ ]
		Conditional Use	[ ]	b) Build'g Purposes	[ ]	Other	[✓]
				c) Amendment	[ ]		

PROPOSED DEVELOPMENT:

No construction / development [ ]
New Construction [✓]
Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]

# of units - 172
Building Size - _____ (sq.ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative Terry R. Brown Date 07/12/2002
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [ ] BORDERLINE [ ]
PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg/ 924-3991 or 3994

THRESHOLDS MET? YES [X] NO [ ] Mitigating reasons for not requiring TIS: Previously studied:[ ]
Notes: TIS - EAGLE Ridge Road

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

TRAFFIC ENGINEER — Aug 2, 2002 DATE

ENVIRONMENTAL HEALTH

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ]
ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [ ] NO [ ] Mitigating reasons for not requiring AQIA: Previously studied: [ ]
Notes:

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

ENVIRONMENTAL HEALTH — DATE

Required **TIS** and / or **AQIA** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS	**-SUBMITTED** ___/___/___	TRAFFIC ENGINEER	DATE
	-FINALIZED ___/___/___		
AQIA	**-SUBMITTED** ___/___/___	ENVIRONMENTAL HEALTH	DATE
	-FINALIZED ___/___/___		

D:\DATA\DOC\Templates_TIS\TIS_AQIA_Form.doc

DRB APPLICATIONS
FEES FOR EAGLE RIDGE

Subdivision

•	*Flat Fee*	*$ 565.00*
•	*Advertisement*	*75.00*
•	*Lots Fee at ($15.00 / lot x 173 lots)*	*2,585.00*
•	*Intersections fee at ($95.00/ intersection x 10 intersection)*	*950.00*
Total		*$ 4,175.00*

City flat fee is . . . . . *$ 3,500.00*

Vacation

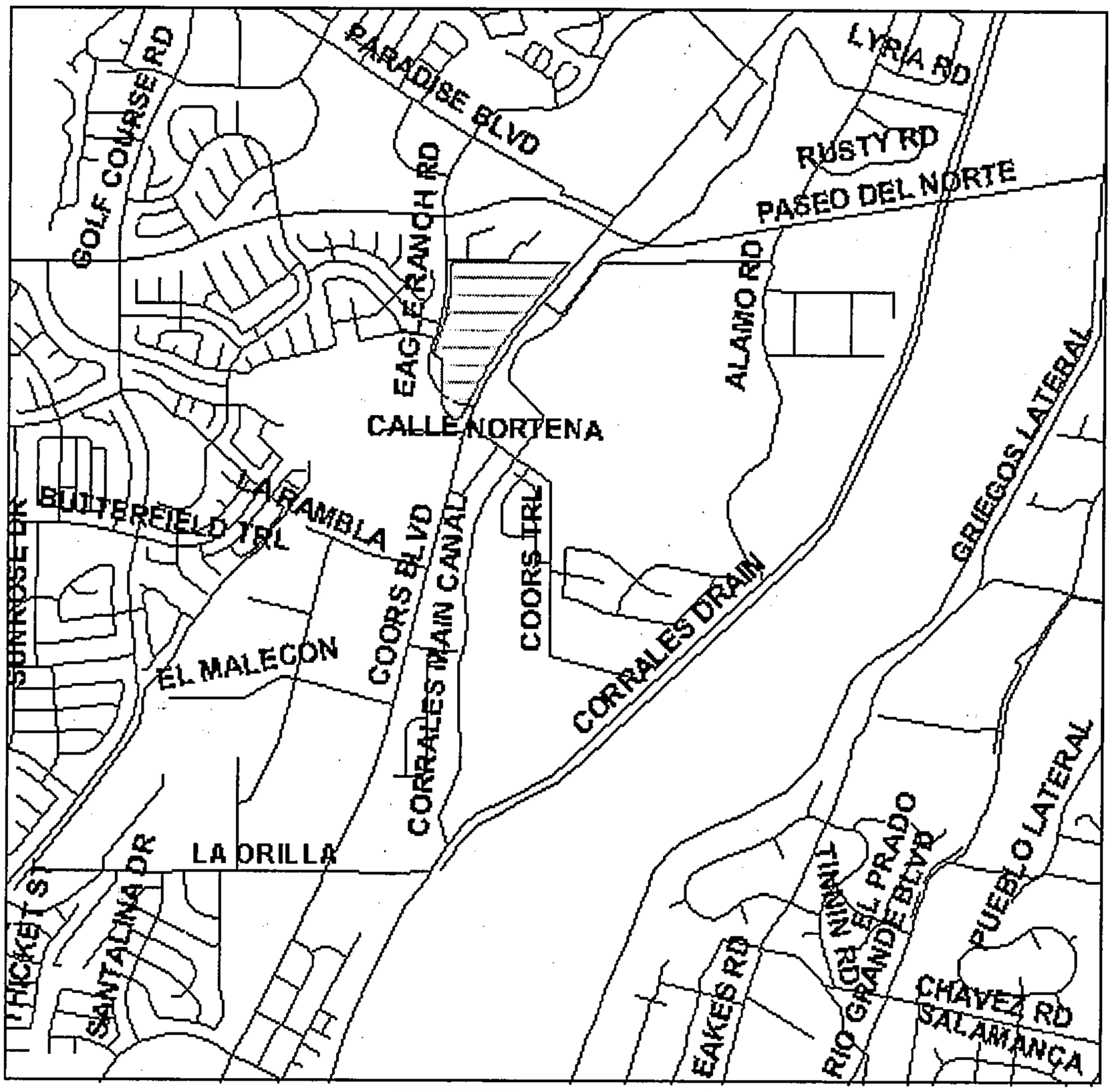
3 Easements $45.00 ea	*$ 135.00*
1 Right-of-Way $300.00 ea	*300.00*
Total	*$ 435.00*

	$ 3,500.00
	435.00
Total of Fees	***$ 3,935.00***

f:\\eagle ridge\fee schedule

Activate By 'Clicking' on the Map

○ Zoom In ◉ Id Address ○ Pan ○ Zoom Out



ReDraw Screen

1999 AIR PHOTO (Metro Area Coverage)

CITYWIDE VIE

LAYER LEGEN

- [x] STREET NAMES
- [ ] PARKS
- [ ] CITY LIMITS
- [ ] ZONE MAP GRID
- [ ] NBR BOUNDARY
- [ ] COMMUNITY PLANNING
- [ ] WATER LINES
- [ ] SEWER LINES
- [ ] STORM DRAINS
- [ ] ZONING
- [x] LOT NUMBERS Zoom Furthe
- [ ] ZIP CODES
- [ ] COUNCIL DISTRICTS
- [ ] FLOOD ZONES
- [ ] PARCELS
- [ ] CONTROL STATIONS
- [ ] SENATE DIST.
- [ ] REPRESENTATIVE DIST.
- [ ] COUNTY COMMISSION DIS
- [ ] PARCEL ADDRESS
- [ ] CRIMINAL ACTIVITY
- [ ] CITY FACILITIES
- [ ] LAND USE
- [ ] 1960 CITY LIMITS

ZOOM SCALE

MEDIUM

TEXT SCALE

MEDIUM

SERVICES
PROXIMITY SEARC

Selected Address: 9000 COORS BLVD NW
Zoning: SU-1 PRD 20 DU/A NOT TO EXCEED 700 TOTAL

FORM DRWS: *DRAINAGE REPORT / WATER & SEWER AVAILABILITY*

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

PROJECT NAME: Eagle Ridge Subdivision
AGIS MAP #: C-13-Z
LEGAL DESCRIPTION: A portion of Parcel H-12A Riverview Subdivision

✔ **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on _____ [date].

Applicant / Agent — Date: 8-2-02

Hydrology Division Representative — Date: 8/2/02

✔ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on _____ [date].

Applicant / Agent — Date: 8-2-02

Utility Division Representative — Date: 8/2/02

DRB# _____ - _____

f:\\eagle ridge \formdrws

D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmg@swcp.com

August 1, 2002

Mr. Lee Ellis
Coors Trails Neighborhood Association
2520 Bosque Entrada Tr. NW
Albuquerque NM 87120

Mr. Jim Timmons
Coors Trails Neighborhood Association
2715 Pueblo Grande Tr. NW
Albuquerque NM 87120

Re: A Portion of Parcel H-12A of Riverview

Dear Mr.Ellis and Mr.Timmons:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard is August 28, 2002. Please contact James. D. Hughes, of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Bernadette Mares

/sb

Enclosure

f:\\eagle ridge\neighbor.asc

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Consulting Engineers

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(505) 828-2200 FAX 797-9539
e-mail: dmg@swcp.com

August 1, 2002

Ms. Ceil VanBerkel
Taylor Ranch Neighborhood Association
5716 Morgan Lane NW
Albuquerque NM 87120

Ms. Jolene Wolfley
Taylor Ranch Neighborhood Association
6804 Staghorn Dr. NW
Albuquerque NM 87120-4806

Re: A Portion of Parcel H-12A of Riverview

Dear Ms. VanBerkel and Ms. Wolfley:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard is August 28, 2002. Please contact James. D. Hughes, of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Bernadette Mares

/sb

Enclosure

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August 1, 2002

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Taylor Ranch Neighborhood Association
5716 Morgan Lane NW
Albuquerque NM 87120

Ms. Jolene Wolfley
Taylor Ranch Neighborhood Association
6804 Staghorn Dr. NW
Albuquerque NM 87120-4806

Re: A Portion of Parcel H-12A of Riverview

Dear Ms. VanBerkel and Ms. Wolfley:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard is August 28, 2002. Please contact James. D. Hughes, of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Bernadette Mares

/sb

Enclosure

f:\\eagle ridge\neighbor.asc

Mr. Lee Ellis
Coors Trails Neighborhood Association
2520 Bosque Entrada Tr. NW
Albuquerque NM 87120
899-7787

Mr. Jim Timmons
Coors Trails Neighborhood Association
2715 Pueblo Grande Tr. NW
Albuquerque NM 87120
890-8417

Ms. Ceil VanBerkel
Taylor Ranch Neighborhood Association
5716 Morgan Lane NW
Albuquerque NM 87120
899-2738

Ms. Jolene Wolfley
Taylor Ranch Neighborhood Association
6804 Staghorn Dr. NW
Albuquerque NM 87120-4806
890-9414

f:\\eagle ridge\neighbor.asc

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations ***PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT***. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* * * *

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: July 5, 2002

TO CONTACT NAME: Bernadette Mares
COMPANY/AGENCY: Mark Goodwin & Assoc
ADDRESS/ZIP: PO Box 90606 / 87199
PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of 7-5-02 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at a portion of Parcel H-12A within Section 13, T11N, R2E, NMPM and within Section 18, T11N, R2E NMPM
zone map page(s) C-13.

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

Coors Trail
Neighborhood Association
Contacts: Lee Ellis
2520 Bosque Entrada Dr NW
899-7787 (h) 87120
Jim Simmons
2715 Pueblo Grande Dr NW
890-8471 (h) 87120

Taylor Ranch
Neighborhood Association
Contacts: Carl vanBurkel
5716 Morgan Dr NW / 87120
899-2738 (h) 845-9565 (w)
Jolene Wolfley
6804 Staghorn Dr NW
890-9414 (h) 87120-4806

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(05/08/01)

7001 0320 0006 0677 8296

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

ALBUQUERQUE, NM 87120

Postage	$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

UNIT ID: A0112
ALBUQUERQUE NM ACADEMY STA
Postmark Here
AUG 2 2002
Clerk: KC5FJ7
08/02/02
USPS

Sent To: Solene Wolfley
Street, Apt. No.; or PO Box No.: 6804 Stagborn Dr NW
City, State, ZIP+4: Albuquerque NM 87120

PS Form 3800, January 2001 — See Reverse for Instructions

7001 0320 0006 0677 8289

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

ALBUQUERQUE, NM 87120

Postage	$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

UNIT ID: A0112
ALBUQUERQUE NM ACADEMY STA
Postmark Here
AUG 2 2002
Clerk: KC5FJ7
08/02/02
USPS

Sent To: Mr Lee Ellis
Street, Apt. No.; or PO Box No.: 2520 Bosque Entrada NW
City, State, ZIP+4: Albuquerque NM 87120

PS Form 3800, January 2001 — See Reverse for Instructio

7001 0320 0006 0677 8272

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE
ALBUQUERQUE, NM 87120

Postage	$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

UNIT ID: A0112
Postmark Here
Clerk: KC5FJ7
08/02/02

Sent To: Sim Timmons
Street, Apt. No.; or PO Box No.: 2715 Pueblo Grande Tr NW
City, State, ZIP+4: Albuquerque NM 87120

PS Form 3800, January 2001 — See Reverse for Instructions

7001 0320 0006 0677 8302

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE
ALBUQUERQUE, NM 87120

Postage	$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

UNIT ID: A0112
ALBUQUERQUE NM ACADEMY STA
Postmark Here
AUG 2 2002
Clerk: KC5FJ7
08/02/02
USPS

Sent To: Ceil Van Berkel
Street, Apt. No.; or PO Box No.: 5716 Morgan Lane NW
City, State, ZIP+4: Albuquerque NM 87120

PS Form 3800, January 2001 — See Reverse for Instructio

D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmg@swcp.com

August 1, 2002

Ms. Janet Stephens
P.O. Box 1293
Albuquerque NM 87103

Re: Parcel H-12A of Riverview Eagle Ridge

The purpose of this letter is to describe the ~~three~~ four proposed approvals. First we are requesting Preliminary Plat Approval, of 173 residential lots on 32.585 acres currently zoned RLT. Second we are requesting a sidewalk variance to deferral of construction of all sidewalks to avoid damage during house construction. Third we are requesting vacation of public right of way and vacation of public and private easement. Fourth, a sidewalk waver is requested for 3 stub streets where no houses front. A 50' wide portion of the existing 100' wide PNM easement is to be vacated to provide more usable land on this site. Portion of the public right of way along Eagle Rancho Road and All Saints Rd. Are being Vacated because they are not needed for Right of Way. A public drainage easement is being vacated because this development only needs are pond instead of two as previously planned.

Please call me with any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

James D. Hughes, PE
Senior Engineer

JDH/bm

xc: Tim McNaney — STV Investments

enclosures

f:\\eagle ridge\drb explination letter

ONE STOP SHOP • • • **FRONT COUNTER**
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION DIVISION (LDC)
Plaza Del Sol -2nd Floor West - 600 2nd St NW
Land Development / Planning - Main Fax (505) 924-3685
Development Services / Public Works – Main Fax (505) 924-3864

City Of Albuquerque
Treasury Division
08/02/2002 12:50PM LOC: ANE
X
RECEIPT# 00025392 WS# 006 TRANS# 0035
Account 441018 Fund 0110
Activity 4971000 TRSKDM
Trans Amt $75.00
J24 Misc $4,010.00
CK $0.00
CHANGE

PAID RECEIPT

APPLICANT NAME ST.V Investments

AGENT Mark Goodwin + Assoc

ADDRESS 8916 Adams NE

PROJECT NO. ~~1002~~ 1001674

APPLICATION NO. 020203 01202 / 01203 / 01204 / 01205-1206

$ 3935.00 441006 / 4983000 (DRB Cases)

$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

$ 75.00 441018 / 4971000 (Notification)

$ 4010.00 **Total amount due**

3699

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

95-681/1070

8.2.02 SR
~~7-14-02~~ DATE

PAY TO THE ORDER OF City of Albuquerque $ 4010.00

Four Thousand ten and no/100 DOLLARS

Security Features Details on Back.

© HARLAND Style 2

BANK OF THE WEST
ALBUQUERQUE, NM

City Of Albuquerque
Treasury Division
08/02/2002 12:50PM LOC: ANE
RECEIPT# 00025391 WS# 006 TRANS# 0035
Account 441006 Fund/Al/02110
Activity 4983000 TRSKDM
Trans Amt $4,010.00
J24 Misc $3,935.00

FOR Eagle Ridge (Riverview) MP

⑈003699⑈ ⑆107006813⑆ 283007003⑈

counterreceipt.doc

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

   Signs must be posted from Aug 13 To Aug 28, 2002

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

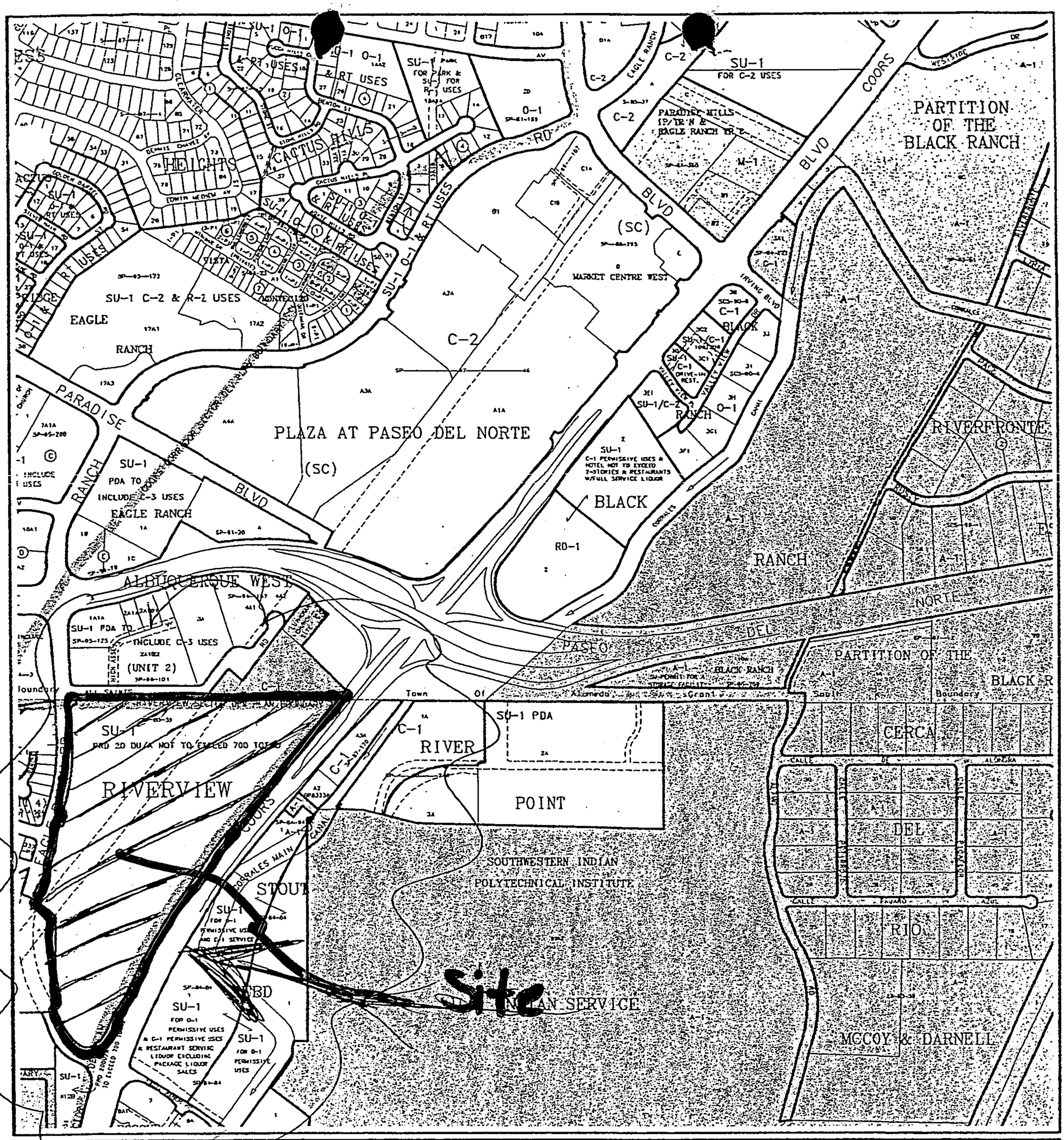
I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

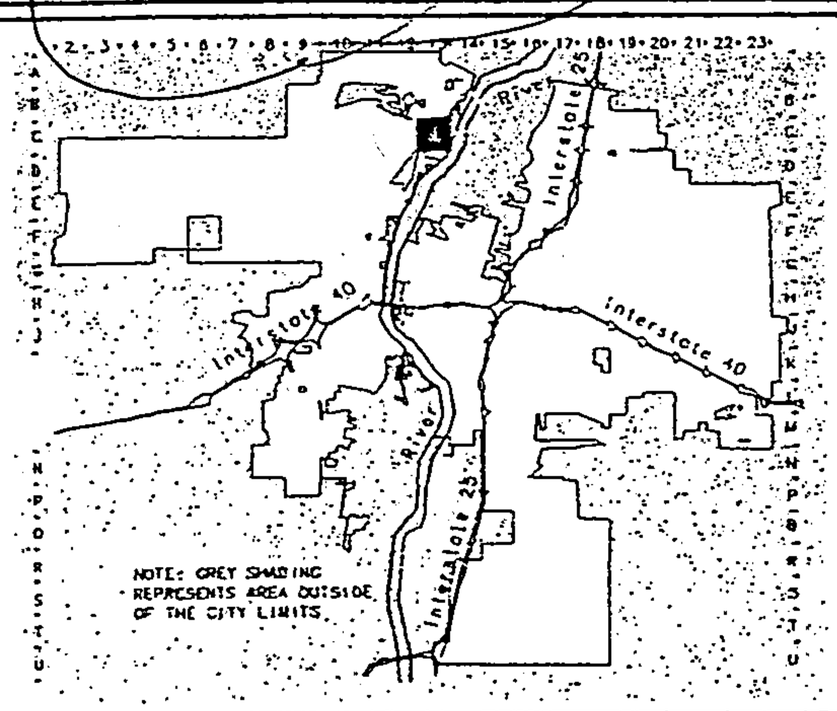
James D Kieffer, 8-2-02
(Applicant or Agent) (Date)

I issued 4 signs for this application, 8/2/02, [illegible]
(Date) (Staff Member)

Rev. 11/8/90 GA

DRB CASE NUMBER: 1001674





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-13-Z

Map Amended through April 03, 2002

No. of Lots: _____
Nearest Major Streets _____

FIGURE 12

SUBDIVISION IMPROVEMENTS AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

Eagle Ridge CPN 702181

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 4th day of April, 2003, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Sapphire Development, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Limited liability comp whose address is 400 Gold SW, Suite 700, Albq, NM 87102 and whose telephone number is 338-2286, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract H-12A, Riverview, recorded on 6/27/1986 in the records of the Bernalillo County Clerk at Book C30, pages 178 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] STV Investments, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as EAGLE RIDGE SUBDIVISION describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 11th day of September, 2004 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 702181.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

07/02

Mary Herrera Bern. Co. AGRE R 29.00
2003056425
5839430
Page: 1 of 11
04/07/2003 11:41A
Bk-A53 Pg-6313

84 8020 Cleared 1/21.0608. Pay 1001674 59

GRANT OF EASEMENT

FOR

FLOODWAY AND STORM DRAINAGE WORKS

WILLIAM F. MANN, MARY S. MANN, a wido, MARY FRANCES ROCCO and STANLEY P. ZURIS and PATRICIA R. ZURIS, his wife,

Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, a political subdivision of the State of New Mexico, Grantee, and its successors and assigns, the permanent right and easement to construct, operate and maintain a portion of the emergency spillway for the Piedras Marcadas Dam including embankments and other storm drainage features on, in, under, over and across the following described real estate.

The land in which the foregoing rights and easements are granted is located in the County of Bernalillo and State of New Mexico and is more particularly described in Exhibit "1" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said right and easement for the uses and purposes aforesaid, unto the Grantee, its successors and assigns, except that any portion of the easement granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control or drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed.

THERE IS RESERVED to the Grantor, its successors and assigns, the right to use said lands for streets, roadways, open space, landscaping and other purposes which will not interfere with the rights and easements hereby granted, provided that Grantor obtains Grantee's written approval for such use, not to be unreasonably withheld.

WITNESS its hand and seal this 27 day of January, 1984.

Stanley P. Zuris

Patricia R. Zuris

William F. Mann

Mary S. Mann

Mary Frances Rocco

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

'84 FEB -2 AM 10:50

Book 87-4 Page 59-61

DOLORES C. WALLER
CLERK & RECORDER

EXHIBIT "A"

A CERTIFICATE OF SURVEY FOR THE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY
PARCEL 2M-1-11
PEDRAS MARCADAS

A certain parcel of land situate in the S.W. 1/4, Section 18, Township 11 North, Range 2 East, N.M.P.M., said parcel being within Tract 83, Middle Rio Grande Conservancy District Map No. 25 and being more particularly described as follows:

Beginning at a point on the West line of Section 18, T. 11 N., R. 2 E., N.M.P.M. bearing N. 00° 02' 58" E., 301.91 feet from the Southwest corner of said Section 18; thence,

N. 00° 02' 58" E., 504.22 feet along the East line of said Section 18 to the point of curve; thence,

Southeasterly along a curve (said curve being concave to the Southwest, having a radius of 600.00 feet, a central angle of 43° 51' 15", a chord which bears S. 22° 37' 42" E., a distance of 448.19 feet) a distance of 459.24 feet to a point; thence,

S. 00° 42' 03" E., 90.55 feet; thence,

S. 90° 00' 00" W., 174.3[illegible] feet to the point of beginning of the parcel herein described and containing 1.4803 acres more or less.

CERTIFICATE OF SURVEY

I, Robert F. Sykes, New Mexico Professional Engineer and Land Surveyor, No. 7245, do hereby certify that this plat was prepared under my direction and supervision and that it is true and correct to the best of my knowledge and belief.

ROBERT F. SYKES NEW MEXICO 7245 REGISTERED LAND SURVEYOR

Robert F. Sykes, P.E. & L.S. #7245

WILSON & COMPANY ENGINEERS & ARCHITECTS

Revised 8 November 1983

EXHIBIT "1"

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 27 day of January, 198_, by WILLIAM F. MANN, MARY S. MANN, MARY FRANCES ROCCO, STANLEY P. ZURIS and PATRICIA K. ZURIS

My Commission Expires:

24 May 1984

(SEAL)

Notary Public

GRANT OF RIGHT OF WAY

KNOW ALL MEN BY THESE PRESENTS, that R.E. Hughes and Bessie L. Hughes his wife of the County of Bernalillo and State of New Mexico, hereinafter called the "Grantor" in consideration of the sum of One Dollar ($1.00) and other valuable consideration to the Grantor in hand paid by Public Service Company of New Mexico, a corporation organized and existing under the laws of the State of New Mexico, hereinafter called the "Grantee," the receipt of which consideration is hereby acknowledged by the Grantor, hereby grants unto the Grantee, its successors and assigns, the easement and right of way to construct, maintain, change, renew and operate its line or lines for the transmission of electrical energy, and as incident thereto, and, in connection therewith, to construct, maintain and operate a telephone line, as may be found advisable, including the necessary steel and wood pole towers, poles, wires, guys, stubs and other fixtures, together with the right of ingress and egress and the right to trim or cut down any trees and remove any objects which may interfere with the construction and operation of such lines and structures, together with the right to construct and maintain a road along said right of way for the purpose of constructing and maintaining transmission lines, over, upon, and along a strip of land 100 feet in width, owned by the Grantor, situate in the County of Bernalillo and State of New Mexico, said strip of land being 75 feet Right & 25 feet Left feet on each side of the following described center line, to-wit:

An easement one-hundred (100) feet in width within the SE of the SW, also designated as Lot 5, in Section 13, T.11N., R.2E., N.M.P.M., Bernalillo County, New Mexico, said easement being twenty-five (25) feet left, measured at right angle, and seventy-five (75) feet right, measured at right angle, from the following described survey line: Beginning for a tie at the Section corner common to Sections 13 and 24, T.11N., R.2E., and Sections 18 and 19, T.11N., R.3E., and running thence N.89°42'W., 721.7 feet along the section line common to Sections 13 and 24 to the beginning point of this easement; running thence N.33°02'E., 1164.7 feet to a point on the section line common to Section 13, T.11N., R.2E., and Section 18, T.11N., R.3E., said point being the North terminus point of this easement and being N.0°02'E., 915.3 feet from the above mentioned section corner common to Sections 13, 24, 18 and 19. Containing 2.789 acres more or less.

TO HAVE AND TO HOLD said strip of land for so long as the Grantee, its successors and assigns, shall use the same for the purposes aforesaid, the easement and right of way hereby granted to cease and revert to the Grantor, his heirs and assigns, if the Grantee, its successors and assigns, shall have ceased to use said strip of land for said purposes for a continuous period of two years.

The Grantor covenants and agrees for himself, his heirs and assigns, not to erect any building or structure within the limits of said strip of land, and the Grantee, its successors and assigns, shall have the right to remove, at Grantee's expense, objects interfering with the construction, maintenance, operation, control and use of said lines.

This grant is subject to the right of the Grantor, his heirs and assigns, to pass over said strip of land from one portion of his land to the other portion thereof, and to otherwise use, pasture and cultivate the surface of said strip of land consistent with the use of said strip of land by the Grantee, its successors and assigns, for the purposes aforesaid.

The Grantee, for itself, its successors and assigns, hereby agrees to pay for any damage which may arise from construction, maintaining, operating or removing said electric transmission line or lines so far as the same shall affect fences, irrigation or drainage ditches, or growing crops, said damage, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by the Grantor, his heirs or assigns, one by the Grantee, its successors or assigns, and the third person by the two persons aforesaid, the award of such three persons to be final and conclusive.

The word "Grantor," wherever used herein, shall include either one or more persons, individual or corporate, and the masculine wherever used shall include the feminine.

WITNESS the hand and seal of the Grantor this 26th day of January, 1957

R E Hughes (SEAL)

Bessie L Hughes (SEAL)

(SEAL)

STATE OF NEW MEXICO
COUNTY OF Bernalillo

On this 26th day of January, 1957, before me personally appeared R.E. & Bessie L. Hughes to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and seal the day and year last above written.

John F. Oppie
Notary Public

My commission expires April 4 - 1960

ACKNOWLEDGEMENT

(Corporation)

STATE OF NEW MEXICO
COUNTY OF

On this day of 19 before me personally appeared to me personally known, who being by me duly sworn did say that he is of a corporation, organized under the laws of the State of and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and said acknowledged said instrument to be the free act and deed of said corporation.

WITNESS MY HAND AND SEAL the day and year last above written.

Notary Public

My commission expires

19600

136

State of New Mexico
County of Bernalillo, } SS.
This instrument was filed for record on

FEB - 5 1957 AD

at 8 o'clock P m. Recorded in Vol. 376
of records of said County Folio 135

Clerk & Recorder

Deputy Clerk

2-5-57

1708 Old Town Rd NW

527

13C

GRANT OF RIGHT OF WAY

KNOW ALL MEN BY THESE PRESENTS, That Frank B. Mann and Mary S. Mann, his wife,

of the County of Bernalillo and State of New Mexico, hereinafter called the "Grantor" in consideration of the sum of One Dollar ($1.00) and other valuable consideration to the Grantor in hand paid by Public Service Company of New Mexico, a corporation organized and existing under the laws of the State of New Mexico, hereinafter called the "Grantee," the receipt of which consideration is hereby acknowledged by the Grantor, hereby grants unto the Grantee, its successors and assigns, the easement and right of way to construct, maintain, change, renew and operate its line or lines for the transmission of electrical energy, and as incident thereto, and in connection therewith, to construct, maintain and operate a telephone line as may be found advisable, including the necessary steel and wood pole towers, poles, wires, guys, stubs and other fixtures, together with the right of ingress and egress and the right to trim or cut down any trees and remove any objects which may interfere with the construction and operation of such lines and structures, together with the right to construct and maintain a road along said right of way for the purpose of constructing and maintaining transmission lines, over, upon, and along a strip of land 100 feet in width, owned by the Grantor, situate in the County of Bernalillo and State of New Mexico, said strip of land being 25 feet left and 75 feet right feet on each side of the following described center line, to-wit: An easement one hundred (100) feet in width, within Lot 3 and the SW¼SW¼, Sec. 18, T.11N., R.3E., N.M.P.M., Bernalillo County, New Mexico; said easement being twenty-five (25) feet left, measured at right angle, and seventy-five (75) feet right measured at right angle to the following described survey line: Said survey line beginning at a point on the West boundary line of the above mentioned SW¼SW¼, Sec. 18, whence the Northwest corner of SW¼SW¼, bears N.0°02'E, 402.1 feet distant, and running thence N.38°30'E. 1327.0 feet to a point on the North boundary line of the above mentioned Lot 3, whence a Brass Cap set for the closing corner of Section 18, T.11N., R.3E., and Section 13, T.11N., R.2E., on the South boundary of the Alameda Grant, bears West 821.1 feet distant. Containing 3.19 acres, more or less.

TO HAVE AND TO HOLD said strip of land unto the Grantee, its successors and assigns, shall use the same for the purpose herein granted, and shall revert to the Grantor, his heirs and assigns, if said strip of land shall cease to be used for said purposes for a continuous period of two years.

The Grantor covenants and agrees for himself, his heirs and assigns, that he will not place or erect any building or structure within the limits of said strip of land, and the Grantee, its successors and assigns, shall have the right to remove, at Grantee's expense, objects interfering with the construction, maintenance, operation, control, and use of said lines.

The grant is subject to the right of the Grantor, his heirs and assigns, to pass over said strip of land from one portion of his land to the other portion thereof, and to plant, grow, mature and cultivate the surface of said strip of land consistent with the use of said strip of land by the Grantee, its successors and assigns, for the purposes aforesaid.

The Grantee, for itself, its successors and assigns, hereby agrees to pay for any damage which may arise from construction, maintenance, operation or removal of said facilities, including fences, irrigation ditches or growing crops and harvest, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one to be appointed by the Grantee, its heirs or assigns, one by the Grantor, its successors and assigns, and the third person by the two persons aforesaid, the award of such three persons to be final and conclusive.

The word "Grantor" as used in this instrument, shall include either one or more persons, individual or corporate, and the masculine wherever used shall include the feminine.

WITNESS the hand and seal of the Grantor this 9th day of April, 1952.

Frank B. Mann (SEAL)

Mary S. Mann (SEAL)

(SEAL)

STATE OF NEW MEXICO
COUNTY OF Bernalillo

On this 9th day of April, 1952, before me personally appeared Frank B. Mann and Mary S. Mann, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and seal the day and year last above written.

Notary Public

My commission expires August 31, 1960

ACKNOWLEDGEMENT
(Corporation)

STATE OF NEW MEXICO
COUNTY OF Bernalillo

On this 9th day of April, 1952 before me personally appeared Frank B. Mann, to me personally known, who being by me duly sworn, did say that he is President and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and said President acknowledged said instrument to be the free act and deed of said corporation.

WITNESS MY HAND AND SEAL the day and year last above written.

Notary Public

My commission expires August 31, 1960

EXHIBIT "C"

Date 9/11/02

Sidewalk Waver

SCALE = 1" = 200'

EAGLE RANCH ROAD N.W. (91' R/W)

ALL SAINTS ROAD N.W. (PROJ. 70' R/W)

WILLARD AVE. N.W.

WOLVERINE DRIVE N.W.

CRYSTALAIRE AVENUE N.W.

BLUFFS EDGE STREET N.W.

OPHELIA AVE.

ANTONIA PLACE N.W.

COORS ROAD N.W. (R/W VARIES) (NEW MEXICO ROAD NO. 448)

38' PUBLIC SAS AND WATERLINE EASEMENT GRANTED WITH THIS PLAT

EXISTING TEMPORARY DRAINAGE EASEMENT (06-27-86, C30-178)

BASIN 1 BASIN 2 BASIN 3 BASIN 4 BASIN 5 BASIN 6 BASIN 8 BASIN 9 BASIN 10 BASIN 11 BASIN 12 BASIN 13 BASIN 14 BASIN 15 BASIN 16

TRACT A TRACT B TRACT C TRACT D TRACT E

ON SITE DRAINAGE MAP

Defered Sidewalk

8-7-07

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments

Meeting Date: September 4, 2002

Agenda Item: **7** **Project #:** **1001674**
Application #: 02DRB-01202, 02DRB-01203, 02DRB-01204, 02DRB-01205, 02DRB-01206
Subject: **Eagle Ridge Subdivision, Parcel H-12A**

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1. Previous comments dated August 28, 2002 have been addressed.
2. Please refer to Article 6, Section 6-6-2-1 of the Zoning Regulations regarding street trees and the Design of Subdivision Access and Perimeter Walls for Arterial and Collector Streets (Urban Design Series – III) and respond.

Janet Cunningham-Stephens, DRB Chair
Planning Manager, Land Development Coordination
Tel: 505-924-3880 FAX: 505-924-3864

(F)The applicant has met the criteria from R-270-1980 for changed neighborhood conditions, which can be used to justify the land use designation change (Section 1.D.2.).
(G)The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
(H)An Air Quality Impact Statement is required prior to Site Plan for Subdivision Purposes or Site Plan for Building Permit depending on the phase of development.
(I)The SU-1 designation has not been retained due to historical difficulty in enforcing Special Use on residential single-family.
(J)The Riverview Sector Development Plan shall be revised to reflect this approval and the revised sector plan shall be signed-off by the Development Review Board.
Section 3.SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmg@swcp.com

#7

August 27, 2002

Janet Stephen
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Eagle Ridge Subdivision, DRB # 1001674

Please find attached a revised Preliminary Plat, Grading & Drainage Plan, and Infrastructure List. A 20' waterline easement was added to the plat. Several waterlines were added to the infrastructure list and hydrology comments were addressed by adding a few spot elevations at the toe of some slopes, by adding some notes to the pond, and by adding slope stabilization and a few walls. Planning comments have been addressed by suppling confirmation of R-LT zoning from City Council and showing same on the preliminary plat.

The use of retaining walls is necessary because the site has over 100' of fall from west to east and because the road on the north and west did not follow the natural terrain. One wall at the southwest corner is necessary because Eagle Ranch Road cuts deeply into natural terrain there and the only other parameter wall is located on the east end of All Saints Road where the existing road was filled 10 feet above the natural terrain. The use of interior walls has been minimized by providing extra room in rear yards for slopes. Walls are necessary on side lot lines where street slopes are steep to take up the grade from one pad to the next. Steep streets have been avoided by orienting streets on contour where possible and by cutting on the west and filling on the east side of this development.

If you have any questions please contact me.

Sincerely,

MARK GOODWIN, & ASSOCIATES, PA

James D. Hughes, PE
Senior Engineer

JDH/bm

xc: Roger Green — City of Albuquerque - Utilities
Brad Bingham — City of Albuquerque - City Engineer
Richard Dourte — City of Albuquerque - Transportation
Christine Sandoval — City of Albuquerque - Parks
Tim McNaney — STV Investments

RECEIVED
AUG 29 2002
HYDROLOGY SECTION

f:\\eagle ridge\revised plans

Current DRC
Project Number:_____

FIGURE 12

Date Submitted:_____8-28-02_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.:___1001674_____
DRB Application No.:_____

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

EAGLE RIDGE SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

RIVERVIEW PARCEL H-12A

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

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		25' FF	Art Pvmt, Std C&G, Median C&G, and 4' Sidewalk(2) East Side Only	Eagle Ranch Rd.	All Saints Rd.	Coors Rd.	/	/	/
		6'	Sidewalk West Side Only	Coors Rd.	Eagle Ranch Rd.	North Boundry	/	/	/
		per design	Std C&G, and 4' Sidewalk South Side Only	All Saints Rd.	Eagle Ranch Rd.	PNM Easement Lot 8 Blk1	/	/	/
		26' FF	Res Pvmt, Roll C&G(1), and 4' Sidewalk(2) Both Sides	Sleeping Bear Dr.	Crystalaire Ave	Ophelia Ave.	/	/	/
		26' FF	Res Pvmt, Roll C&G(1), and 4' Sidewalk(2) Both Sides	Ophelia Ave.	Sleeping Bear Dr.	Bluffs Edge St.	/	/	/
		26' FF	Res Pvmt, Roll C&G(1), and 4' Sidewalk(2) Both Sides	Bluffs Edge St.	Ophelia Ave.	Lot 41 Blk2	/	/	/
		28' FF	Res Pvmt, Roll C&G(1), and 4' Sidewalk(2) Both Sides	Bluffs Edge St.	Ophelia Ave.	Wolverine Dr.	/	/	/

RECEIVED
AUG 29 2002
HYDROLOGY SECTION

SIA	COA DRC	Size	Type of Improvement	Location	From	To	Private	City	City Cnst
		26' FF	Res Pvmt, Roll C&G(1), and 4' Sidewalk(2) Both Sides	Bluffs Edge St.	Wolverine Dr.	Cul-De-Sac	/	/	/
		24' FF	Res Pvmt, Roll C&G(1), and 4' Sidewalk(2) East Side Only	Bluffs Edge St.	Lot 41 Blk2	Cul-De-Sac	/	/	/
		28' FF	Res Pvmt, Roll C&G(1), and 4' Sidewalk(2) Both Sides	Wolverine Dr.	Crystalaire Ave	Bluffs Edge St.	/	/	/
		26' FF	Res Pvmt, Roll C&G(1), and 4' Sidewalk(2) West Side Only	Antonia Ct.	Bluffs Edge St.	Cul-De-Sac	/	/	/
		26' FF	Res Pvmt, Roll C&G(1), and 4' Sidewalk(2) Both Sides	Crystalaire Ave	Sleeping Bear Dr.	Bluffs Edge St.	/	/	/
		26' FF	Res Pvmt, Roll C&G(1), and 4' Sidewalk(2) Both Sides	Petosky St.	Crystalaire Ave	Wolverine Dr.	/	/	/
		24' FF	Res Pvmt, Roll C&G(1), and 4' Sidewalk(2) West Side Only	Sleeping Bear Dr.	Crystalaire Ave	Lot 6 Blk4	/	/	/
		38' FF	Res Pvmt, Std C&G, and 4' Sidewalk(2) Both Sides	Lakeside Ave.	Eagle Ranch Rd.	Sleeping Bear Dr.	/	/	/
		Per Design	Residential Street Lights				/	/	/
			WATER						
		6"	Water line (Zone 2W)	All Saints Rd.	Wolverine Dr.	Eagle Ranch Rd.	/	/	/
		6"	Water line (Zone 2W)	Wolverine Dr.	All Saints Rd.	Crystalaire Ave	/	/	/
		6"	Water line (Zone 2W)	Sleeping Bear Dr.	Crystalaire Ave	Lakeside Ave.	/	/	/
		4"	Water line (Zone 2W)	Sleeping Bear Dr.	Crystalaire Ave	End of Cul-de-sac	/	/	/
		6"	Water line (Zone 2W)	Lakeside Ave.	Eagle Ranch Rd.	Sleeping Bear Dr.	/	/	/
		6"	Water line (Zone 2W)	Crystalaire Ave	Sleeping Bear Dr.	Wolverine Dr.	/	/	/
		8"	Water line (Zone 1W)	Lakeside Ave.	Eagle Ranch Rd.	Sleeping Bear Dr.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			Storm Sewer						
		6"	Water line (Zone 1W)	Crystalaire Ave	Wolverine Dr.	Bluffs Edge St.	/	/	/
		8"	Water line (Zone 1W)	Sleeping Bear Dr.	Lakeside Ave.	Ophelia Ave.	/	/	/
		8"	Water line (Zone 1W)	Ophelia Ave.	Sleeping Bear Dr.	Bluffs Edge St.	/	/	/
		8"	Water line (Zone 1W)	Bluffs Edge St.	Eagle Ranch Rd.	Ophelia Ave.	/	/	/
		6"	Water line (Zone 1W)	Bluffs Edge St.	Ophelia Ave.	Lot 1 Blk 2	/	/	/
		6"	Water line (Zone 1W)	Wolverine Dr.	Crystalaire Ave	Bluffs Edge St.	/	/	/
		6"	Water line (Zone 1W)	Wolverine Dr. Stub	Wolverine Dr.	Antonia Ct.	/	/	/
		6"	Water line (Zone 1W)	Petosky St.	Crystalaire Ave	Wolverine Dr.	/	/	/
		6"	Water line (Zone 1W)	Antonia Ct.	Bluffs Edge St.	Cul-De-Sac	/	/	/
		6"	Water line (Zone 1W)	PNM Easement	Sleeping Bear Dr.	Antonia Ct.	/	/	/
			SANITARY SEWER						
		8"	Sanitary sewer	Sleeping Bear Dr.	Crystalaire Ave	Ophelia Ave.	/	/	/
		8"	Sanitary sewer	Sleeping Bear Dr.	Crystalaire Ave	End of Cul-de-sac	/	/	/
		8"	Sanitary sewer	Crystalaire Ave	Sleeping Bear Dr.	Bluffs Edge St.	/	/	/
		8"	Sanitary sewer	Ophelia Ave.	Sleeping Bear Dr.	Bluffs Edge St.	/	/	/
		8"	Sanitary sewer	Bluffs Edge St.	Eagle Ranch Rd.	Lot 1 Blk 2	/	/	/
		8"	Sanitary sewer	Wolverine Dr.	Crystalaire Ave	Bluffs Edge St.	/	/	/
		8"	Sanitary sewer	Wolverine Dr. Stub	Wolverine Dr.	Lot 51 Blk 5	/	/	/
		8"	Sanitary sewer	Petosky St.	Crystalaire Ave	Wolverine Dr.	/	/	/
		8"	Sanitary sewer	Antonia Ct.	Bluffs Edge St.	Cul-De-Sac	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement STORM SEWER	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		2.6 ac-ft	Detention Pond	Tract A			/	/	/
		18"-24"	Storm Sewer	Eagle Ranch Rd.	Lot 3 Blk 3		/	/	/
		18"-24"	Storm Sewer	Bluffs Edge St.	Eagle Ranch Rd.	Lot 44 Blk 2	/	/	/
			Engineer's Certification for Private Grading and Drainage				/	/	/

NOTES

1. Standard curb and gutter will be used instead of roll curb and gutter where required for drainage.
2. All internal sidewalks to be deferred
3. Sanitary Sewer Manholes should not be deeper than 20'.

AGENT / OWNER

NAME (print)

FIRM

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmg@swcp.com

September 5,2002

Ms. Janet Stephens
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Eagle Ridge DRB # 1001674

Dear Ms. Stephens:

Attached please find revised preliminary plat, Grading & Drainage Plan, and infrastructure list showing the changes requested by Brad Bingham and Richard Dourte. The cul-de-sac was moved to the south end of Bluffs Edge Street on both the grading plan and plat and two lots were added there. The disposition of tracts A and C was clarified in notes 7 and 8 on the cover of the plat and note 9 indicates the R-LT zoning. The infrastructure list was changes to include gravel mulch slope stabilization on Tract B.

If you have any questions please call me.

Sincerely,

MARK GOODWIN AND ASSOCIATES, PA

James D. Hughes, PE
Senior Engineer

JDH/bm

xc: Brad Bingham
Richard Dourte
Christina Sandoval
Roger Green
Tim McNaney — STV Investments
Lynn Mazur — AMAFCA

f:\\eagle ridge\changes ltr

Scanned 7/21/06 CS

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 20, 2002

14. Project #1001674
Application # 02DRB-00354
Riverview, Tract H-12-A

---

1. Have the sector plan and zone map amendments been approved by the City Council? Please provide proof at time of preliminary plat submittal.
2. A grading and drainage plan needs to be submitted to Hydrology approximately 2-3 weeks ahead of the preliminary plat submittal.
3. A letter explaining/justifying the use of retaining walls must be submitted with the preliminary plat.
4. The City Surveyor's signatures and property owner/s signatures must be obtained prior to DRB submittal.
5. Include the zoning classification on the plat.
6. Notification to recognized neighborhood associations by certified mail is required. Proof of notification must include copies of the letters and the return receipts.
7. Sign/s must be posted in appropriate locations and maintained prior to the hearing. If not maintained, the DRB may defer the case.

Janet Cunningham-Stephens, DRB Chair
Manager, Land Development Coordination Division
Tel: 924-3880 FAX: 924-3864

City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001674 **AGENDA ITEM NO: 14**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(14) Other

ACTION REQUESTED:

REV/CMT:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 20, 2002

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number:	**1001674**	**DRB Date:**	3/20/02
Application Number:	**02DRB-00354**	**Item Number:**	14

Subdivision:

Tract H-12A Riverview Subd

Zoning: R-LT

Zone Page: C-13

New Lots (or units) 175

Request for:

- [x] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [ ] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Parks and Recreation Comments:

Future subdivision plats will be subject to the requirements of the City Park Dedication and Development Ordinance which include:

The dedication of land suitable for the development of a neighborhood park and/or the payment of a fee in lieu of and equal to the value of the required park land dedication prior to sign-off on the related plat. There is no park facility in this area to serve the surrounding neighborhood. Parks & Recreation is investigating several options for a small public park site west of Eagle Ranch Rd. Cash in-lieu of land dedication is expected in this case.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: Adrienne E. Candelaria

Adrienne Candelaria, DRB/EPC Senior Planner (PRD) Phone: 768-5327

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB-1001674 Item No. 14 Zone Atlas C-13
DATE ON AGENDA 3-20-02
INFRASTRUCTURE REQUIRED ( )YES ( )NO
CROSS REFERENCE: _____
_____

TYPE OF APPROVAL REQUESTED:
(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT
( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION
( )SITE PLAN FOR BUILDING PERMIT

No. Comment

- No access off Coors Blvd will be allowed.
- Provide the appropriate right-of-way width for Coors Blvd.
- All streets will be design per DPM requirements.
- Any work on Coors Blvd will require New Mexico Highway Department approval/signature.
- Traffic Impact Study will be needed for the proposed 175 lots.
- The other half of Eagle Ranch Road needs to be constructed/built from All Saints Road to Coors Blvd, including 6 feet of bike lane.
- What is the status of All Saints Road?

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DEVELOPMENT REVIEW BOARD (DRB)
CITY OF ALBUQUERQUE

REVIEW COMMENTS
By the

UTILITY DEVELOPMENT SECTION (WATER & SEWER)

DEVELOPMENT & BUILDING SERVICES DIVISION
PUBLIC WORKS DEPARTMENT
PHONE 924-3989

D.R.B. CASE NO.: 1001674 **DATE:** 3/20/02 **ITEM NO.:** # 14

ZONE ATLAS PAGE: C-13 **LOCATION:** Coors/Eagle Ranch

REQUEST FOR: Sketch Plat

COMMENTS:

(1) Must provide a grading Plan prior to us being able to provide a water/Sewer Availability Statement.

(2). Area elevations are in 2 water pressure zones.

(3) Water service can not be looped to the north as that is NMUI service area.

(4) Sketch Plat provided is not acceptable as related to street layout and waterline access.

SIGNED: Roger A Green DATE: 3/20/02

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Deferred 7/21/06

	Supplemental form		Supplemental form	
SUBDIVISION		**S**	**ZONING**	**Z**
☒ Major Subdivision action			☐ Annexation & Zone Establishment	
☒ Minor Subdivision action	Sketch		☐ Sector Plan	
☐ Vacation		**V**	☐ Zone Change	
☐ Variance (Non-Zoning)			☐ Text Amendment	
SITE DEVELOPMENT PLAN		**P**	**APPEAL / PROTEST of...**	**A**
☐ ...for Subdivision Purposes			☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ ...for Building Permit				
☐ IP Master Development Plan				
☐ Cert. of Appropriateness (LUCC)		**L**		

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: STV Investments, LLC — PHONE: (505) 975-1154
ADDRESS: 400 Gold SW, Suite#700 — FAX: (505) 338-0200
CITY: Albuquerque — STATE NM — ZIP87102 — E-MAIL:
Proprietary interest in site: Owner

AGENT (if any): Mark Goodwin & Assoicates, PA — PHONE: 828-2200
ADDRESS: P. O . Box 90606 — FAX: 797-9539
CITY: Albuquerque — STATE NM — ZIP 87199 — E-MAIL: dmg@swcp.com

DESCRIPTION OF REQUEST: Sketch Plat - Major Subdivsion (Riverview, Tract H12A

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

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

Lot or Tract No. Tract H-12A — Block: ____ — Unit: ____

Subdiv. / Addn. Riverview

Current Zoning: ~~RLT~~ SU-1 PRD 20DU/AC... — Proposed zoning: RLT

Zone Atlas page(s): C-13 — No. of **existing** lots: 1 — No. of **proposed** lots: 175

Total area of site (acres): 30 — Density if applicable:dwellings per gross acre: ____

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.)Within 1000FT of a land

UPC No. 101306405312230406 — MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: E. side of Coors Blvd NW
Between: Eagle Ranch Rd NW and All Saints Rd. NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): File 01110 01869/01138 01870 Project 1001674 Z-84-122, AX-84-26

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

SIGNATURE Mark Goodwin — DATE 3/11/02

(Print) Mark Goodwin, PE — ☒ Applicant ☐
Agent

FOR OFFICIAL USE ONLY — Form revised September 2001

~~INTERNAL ROUTING~~	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	02500 - - 00357	Sketch	S(3)	$ NA
☑ All fees have been collected	- -			$
☑ All case #s are assigned	- -			$
~~AGIS~~ copy has been sent	- -			$
☑ Case history #s are listed	- -			$
NA ~~Site~~ is within 1000ft of a landfill	- -			$
☐ ~~F.H.D.P.~~ density bonus				Total
☐ ~~F.H.D.P.~~ fee rebate	Hearing date MARCH 25TH 02			$ NA

B Herbert 3/12/02 — Planner signature / date

Project # 1001674

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

☒ **SKETCH PLAT REVIEW AND COMMENT**

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

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

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

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- ☐ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ☐ Property owner's and City Surveyor's signatures on the Mylar drawing
- ☐ SIA financial guaranty verification
- ☐ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ☐ Any original and/or related file numbers are listed on the cover application

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

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

- ☐ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ☐ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ☐ Property owner's and City Surveyor's signatures on the Mylar drawing
- ☐ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

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

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

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

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

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

- ☐ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ☐ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- ☐ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- ☐ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

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

MARK Goodwin
Applicant name (print)

Mark Goodwin 3/12/02
Applicant signature / date

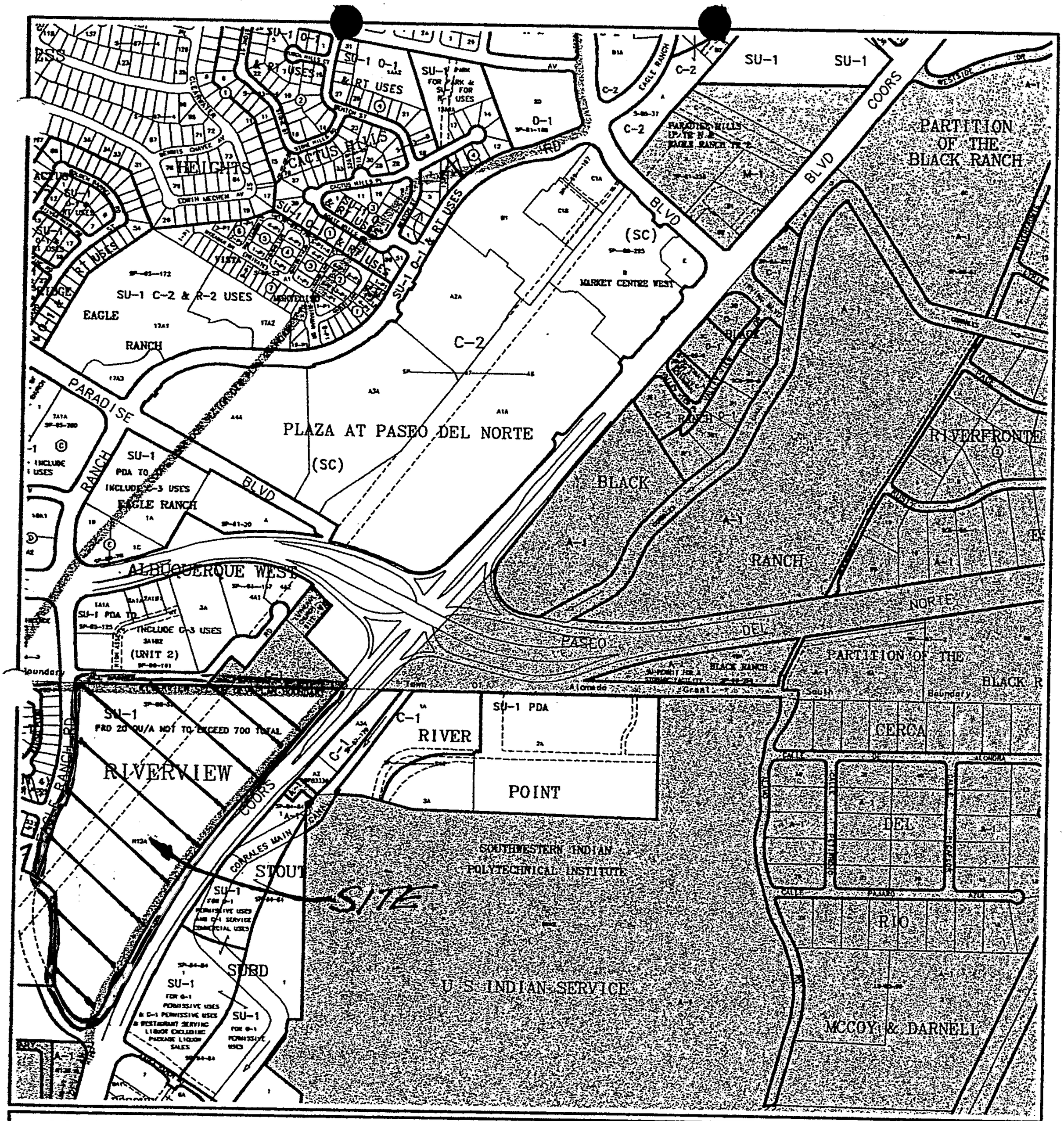
Form revised September 2001

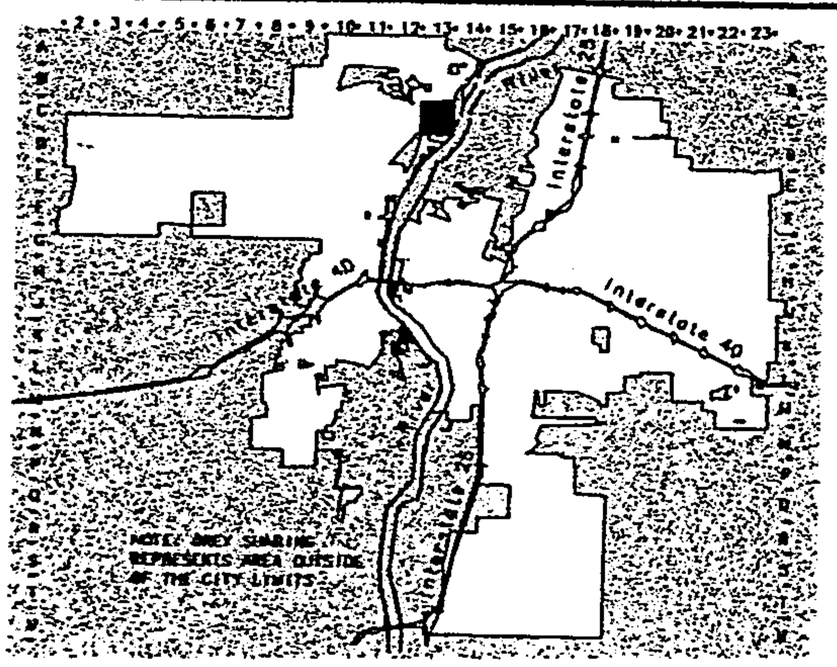
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
02500 - - 00354
- -
- -

P Dubert 3/12/02
Planner signature / date

Project # 1001674





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

C-13-Z

Map Amended through December 07, 2000

D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmg@swcp.com

March 11, 2002

Ms. Janet Stephens
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Riverview, Tract H-12A

Dear Ms. Stephens:

Attached please find a sketch plat for the referenced property. This request is in accordance with the requirements of the DPM as a first step in a Major Subdivision action.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Mark Goodwin, PE
President

DMG/sb

Attachment

f:\\riverview, H12\sketch plat req

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

T. S. McNaney & Associates
400 Gold SW, Suite 700
Albuquerque, NM 87102

Date: February 22, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: 01110 01869 / 01138 01870 (Project 1001674)

LEGAL DESCRIPTION: Requests a Zone Map Amendment from SU-1 for PRD for 20/du's to R-T plus an Amendment to the Riverview Sector Development Plan for Parcel H-12A, Riverview Subdivision, located on Coors Boulevard NW between Paseo del Norte NW and Eagle Ranch Road NW, containing approximately 32-acres. (C-13) Loretta Naranjo-Lopez, Staff Planner

On February 21, 2002, the Environmental Planning Commission voted to recommend approval to the City Council of 01138 01870, an amendment to the Riverview Sector Development Plan, based on the following Findings:

FINDINGS:

1. This is a request to amend the Riverview Sector Development Plan for 32 acres in the Zuris-Mann Tract (Parcel H-12) to allow a zone map amendment from SU-1 for PRD for 20/ du's per acre to R-LT, located on Coors Boulevard NW between Paseo del Norte and Eagle Ranch Road, NW.

2. As per the City Comprehensive Zoning Code, Section 14-16-3-14-5, the request to amend the Riverview Sector Development Plan requires an Air Quality Impact Analysis to be submitted with the Sector Development Plan Amendment.

3. This plan amendment request is consistent with the Comprehensive Plan Policy II.B.3, "New growth shall be accommodated through development in areas where vacant land is contiguous to exiting or programmed urban facilities and services and where integrity of existing neighborhoods can be ensured.

4. This request conforms to the goals and policies of the Westside Strategic Plan, Policy 3.12, "The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City, and efficient location for receiving City services."

5. This plan amendment should be consistent with the policies of the Coors Corridor Plan, Issue 3, "to encourage development in accordance with the Albuquerque/Comprehensive Plan,"

6. This plan amendment request is consistent with the Riverview Plan, .A.1, Residential zonings of R-LT uses in the rougher terrain near the northwesterly portion of the site is expected to result in subdivisions and projects which can capitalize on the arroyo/trail system and with the lot sizes allowed, the R-LT areas can be efficiently and attractively designed with the undulating terrain, sensitive earthmoving programs and view preservation.

7. The SU-1 designation has not been retained due to historical difficulty in enforcing Special Use on residential single-family.

8. The agent shall prepare a letter of understanding for all parties to sign that outlines the following points of agreement:

   a. T.S. McNaney & Associates shall review the conceptual lot layout with the Taylor Ranch Neighborhood Association and the Coors Trail Neighborhood Association prior to submittal to the City Development Review Board.
   b. T.S. McNaney & Associates will work with the neighborhood associations regarding the mix of lot sizes and products.
   c. T.S. McNaney & Associates will work with the Taylor Ranch Neighborhood Association and the Coors Trail Neighborhood Association on the covenants for the subdivision with each association given the opportunity to have a representative on the architectural control committee.

On February 21, 2002, the Environmental Planning Commission voted to recommend approval to the City Council of 01110 01869, a zone map amendment from SU-1 for PRD for 20/du's to R-LT, based on the following Findings:

FINDINGS:

1. This is a request for a Zone Map Amendment from SU-1 for PRD (20 dus/acre) to R-LT for approximately 32.5 acres in the Zuris-Mann Tract (Parcel H-12), located on Coors Road between Paseo del Norte and Eagle Ranch Road, NW.

2. The zone map amendment is consistent with the requirements of R-270. This request is based on changed conditions in the neighborhood including a total of nine zone map and Riverview Sector Plan Amendments that have occurred within the Sector Plan boundaries and in close proximity to this site. In each case, the zoning was changed from SU-1 for IP or SU-1 for PRD to R-LT, allowing the character of the area to emerge as single-family residential.

3. This request is consistent with the Albuquerque/Bernalillo Comprehensive Plan, Policy II.B.5.e, that "New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

   The request conforms to the Albuquerque/Bernalillo Comprehensive Plan's goal and policies for the Established Urban Area, specifically Policy II.5.d; "the location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions, and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern". This request complies with this policy since single-family homes at this location are more compatible with the existing single family neighborhoods to the west and the Alban Hills subdivision to the south.

4. This request is in conformance with the goals and policies of the West Side Strategic Plan, Policy 3.12, "The Taylor Ranch community is an appropriate location for continued growth due to its contiguous location to the rest of the City, and efficient location for receiving City services".

5. The request conforms to the intent of the West Side Strategic Plan to direct high-density, multi-family housing to Village Core and Village Centers. This site is not within a Village Core and/or Village Center. Furthermore, changes proposed by Staff and the EPC recommend elimination of the nearby Coors/Caminito Coors center entirely because the surrounding land uses do not support an activity center.

6. This Zone Map Amendment is consistent with the requirements of Resolution 270-1980, specifically, Section 1.B., "Stability of the land use and zoning desirable; therefore, the applicant must provide a sound justification for the change."

7. There is substantial neighborhood support for this request.

8. The SU-1 designation has not been retained due to historical difficulty in enforcing Special Use on residential single-family.

9. There was no opposition to this request.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MARCH 8, 2002** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

Richard Dineen

Victor J. Chavez
Planning Director

VJC/LNL/nat

cc: Consensus Planning Inc., 924 Park Avenue SW, Albuq., NN 87102
James Timmons, Coors Trail N.A., 2715 Pueblo Grande NW, Albuq., NM 87120
Tracy Cadigan, Coors Trail N.A., 2705 Bosque del Sol Lane NW, Albuq., NM 87102
Virginia M. Klebesadel, Taylor Ranch N.A., 4416 Gooseberry Road NW, Albuq., NM 87102
Jolene Wolfley, Taylor Ranch N.A., 6804 Staghorn Drive NW, Albuq., NM 87120-4806