3. **Project# 1002632**
11DRB-70061 MAJOR - VACATION OF PUBLIC EASEMENTS
11DRB-70062 MAJOR - PRELIMINARY PLAT APPROVAL
11DRB-70063 MINOR - TEMP DEFERRAL OF SIDEWALK CONSTRUCTION

TIERRA WEST LLC agent(s) for AMGO PROPERTIES LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) 2, 3, & 7, **BULK LAND PLAT OF SUNDANCE ESTATES** zoned R-LT, located on the west side of UNSER BLVD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 73.1683 acre(s). (B-10 & B-11) *[Deferred from 4/20/11]* **DEFERRED TO 5/11/11 AT THE AGENTS REQUEST.**

1. **Project# 1002962**
11DRB-70003 MAJOR – 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

THE TRAILS LLC request(s) the referenced/ above action(s) for **HERITAGE AT THE TRAILS Unit(s) I & 2, plus SANTA FE, TAOS, & RESERVE AT THE TRAILS** [Tract(s) A, B, C, D, & F of THE TRAILS], zoned RD, located on either side of RAINBOW BLVD NW between PASEO DEL NORTE NW and WOODMONT AVE NW containing approximately 76 acre(s). (C-9) *[Deferred from 2/9/11, 2/23/11, 3/9/11, 3/16/11, 3/23/1, 4/13/11, 4/20/11]* **DEFERRED TO 5/18/11 AT THE AGENTS REQUEST.**

2. **Project# 1004353**
11DRB-70004 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for **SANTA FE 2 AT THE TRAILS UNIT 2,** zoned R-D, located on the west side of OAKRIDGE ST NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 17.0028 acre(s). (C-9) *[Deferred from 2/9/11, 2/23/11, 3/9/11, 3/16/11, 3/23/11, 4/13/11, 4/20/11]* **DEFERRED TO 5/18/11 AT THE AGENTS REQUEST.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

4. **Project# 1002739**
11DRB-70104 EXT OF SIA FOR TEMP DEFR SDWK CONST

DR HORTON HOMES INC. agent(s) for DR HORTON HOMES INC. request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS UNIT 7 & 8** zoned RLT, located on DENNIS CHAVEZ BLVD AND 118TH ST (P-8 & N-8) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

5. **Project# 1006006**
11DRB-70101 AMENDMENT TO PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) A-2, **MESA DEL SOL INNOVATION PARK,** zoned PC, located on STRYKER RD / UNIVERSITY containing approximately 67.3 acre(s). (R-15 & 16 AND S-15 & 16) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT TO THE PRELIMINARY PLAT WAS APPROVED.**

DEVELOPMENT REVIEW BOARD
Action Sheet

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

April 20, 2011 9:00 AM
MEMBERS:

Jack Cloud, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Curtis Cherne, P.E., Acting Hydrology P.E.
Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1.	**Project# 1002506** 11DRB-70067 VACATION OF PUBLIC ROADWAYS EASEMENT	ALPHA PROFESSIONAL SURVEYING INC agent(s) for BLACK FARM ESTATES HOMEOWNERS ASSOCIATION request(s) the referenced/ above action(s) for all or a portion of Tract A, **BLACK FARM ESTATES UNIT 1** & Tract(s) A & B, **BLACK FARM ESTATES UNIT 2,** zoned RA-1, located on BLACK FARM LANE NW on the east side of COORS BLVD NW between WESTSIDE DR NW and PASEO DEL NORTE NW containing approximately 4.86 acre(s). (B-13 & 14, & C-13 & 14)**REQUEST WAS DENIED.**
2.	**Project# 1002632** 11DRB-70061 MAJOR - VACATION OF PUBLIC EASEMENTS 11DRB-70062 MAJOR - PRELIMINARY PLAT APPROVAL 11DRB-70063 MINOR - TEMP DEFERRAL OF SIDEWALK CONSTRUCTION	TIERRA WEST LLC agent(s) for AMGO PROPERTIES LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) 2, 3, & 7, **BULK LAND PLAT OF SUNDANCE ESTATES** zoned R-LT, located on the west side of UNSER BLVD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 73.1683 acre(s). (B-10 & B-11) **DEFERRED TO 5/4/11 AT THE AGENT'S REQUEST.**

DEVELOPMENT REVIEW BOARD
AGENDA

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

April 13, 2011 9:00 AM
MEMBERS:

Jack Cloud, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Curtis Cherne, P.E., Acting Hydrology P.E.
Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1.	**Project# 1003993** 11DRB-70052 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	SUJAY THAKUR agent(s) for GLOBAL STORAGE COORS, LLC request(s) the referenced/ above action(s) for all or a portion of Tract A-37-1A, **TOWN OF ATRISCO GRANT, NORTHEAST UNIT** zoned SU-1/ O-1 & STORAGE, located on the west side of COORS BLVD NW between ST JOSEPH'S DR NW and SEQUOIA RD NW containing approximately 4.26 acre(s). (G-11) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
2.	**Project# 1002632** 11DRB-70061 VACATION OF PUBLIC EASEMENT 11DRB-70062 MAJOR - PRELIMINARY PLAT APPROVAL 11DRB-70063 MINOR - TEMP DEFR SWDK CONST	TIERRA WEST LLC agent(s) for AMGO PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) 2, 3, & 7, **BULK LAND PLAT OF SUNDANCE ESTATES** zoned R-LT, located on UNSER BLVD NW BETWEEN PARADISE BLVD NW AND PASEO DEL NORTE NW containing approximately 73.1683 acre(s). (B-10 & B-11)**DEFERRED TO 4/20/11 AT THE AGENT'S REQUEST.**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD — February 23, 2011

Project# 1002632
11DRB-70015 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

TIERRA WEST LLC agent(s) for AMGO PROPERTIES, LLC request(s) the referenced/ above action(s) for all or a portion of **SUNDANCE ESTATES UNIT 1,** zoned R-LT, located on the east side of UNSER BLVD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 26.5327 acre(s). (B-11)

At the February 23, 2011 Development Review Board meeting, a six month extension of the Subdivision Improvements Agreement (SIA) was approved subject to the following conditions:

1) Construction shall start no later than April 4, 2011.
2) The SIA shall financially guarantee the construction of this portion of Unser Boulevard in the form of irrevocable letter of credit acceptable to the City, or a cashier's check.

If you wish to appeal this decision, you must do so in the manner described as follows: 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).

Jack Cloud, DRB Chair

Cc: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109
Cc: AmGo Properties LLC - 4461 Irving Blvd. NW – Albuquerque, NM 87114
Marilyn Maldonado
File

HEARING DATE 4-13-11 (VPE, PP)

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 23, 2011

Project# 1002632
11DRB-70015 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

TIERRA WEST LLC agent(s) for AMGO PROPERTIES, LLC request(s) the referenced/ above action(s) for all or a portion of **SUNDANCE ESTATES UNIT 1,** zoned R-LT, located on the east side of UNSER BLVD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 26.5327 acre(s). (B-11)

AMAFCA
No comments.

COG
No comments.

TRANSIT
No comments.

ZONING ENFORCEMENT
No comments.

NEIGHBORHOOD COORDINATION
Letters sent to: **Paradise Hills Civic Assoc. (R)**

APS
Sundance Estates Unit 1, is located on the east side of Unser Blvd NW between Paradise Blvd NW and Paseo Del Norte NW. The owner of the above property requests a Major 2 Year Extension of Subdivision Improvements Agreement (2 YR SIA) for a development that will consist of 166 single family units at full build out. This development will impact Sierra Vista Elementary School, James Monroe Middle School, and Cibola High School. Currently, all three schools have excess capacity.

Loc No	School	2010-11 40th Day	2010-11 Capacity	Space Available
356	Sierra Vista	738	792	54
490	James Monroe	1,001	1,015	14
580	Cibola	1,857	2,100	243

POLICE DEPARTMENT
No Crime Prevention or CPTED comments concerning the proposed variance request at this time.

FIRE DEPARTMENT
No comments.

PNM ELECTRIC & GAS
No comments.

COMCAST

No comments.

QWEST

Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.

ENVIRONMENTAL HEALTH

No comments.

M.R.G.C.D

No adverse comments.

OPEN SPACE DIVISION

No comments.

CITY ENGINEER

No comments.

TRANSPORTATION DEVELOPMENT

At the last extension of this SIA, the Department of Municipal Development (DMD) agreed t support an extension request with several conditions. However, these conditions have not bee met. Therefore, any further extension of the SIA is not acceptable. If these conditions have b changed, please provide an update and revised conditions from the DMD.

PARKS AND RECREATION

No comments.

ABCWUA

No objection to SIA extension request. ABCWUA is requesting certified as-built drawings fo in-place water and sewer in Sundance Estates Unit 1.

PLANNING DEPARTMENT

On June 21, 2010, the City Council approved an extension until April 1, 2011 for AmGo to comply with the requirements to construct infrastructure in connection with the Sundance Estates Subdivision as provided for in the SIA for the subdivision, including the construction of Unser Boulevard, subject to the following conditions:

(A) AmGo shall start construction this portion of Unser Boulevard no later than January 1, 2011;

(B) AmGo shall financially guarantee the construction of this portion of Unser Boulevard in the form of irrevocable letter of credit acceptable to the City, or a cashier's check.

Compliance with the conditions need to be verified; refer to comments from affected agencies plus any public hearing comments regarding proposed extension.

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

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, February 23, 2011,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002632 11DRB-70015 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	TIERRA WEST LLC agent(s) for AMGO PROPERTIES, LLC request(s) the referenced/ above action(s) for all or a portion of **SUNDANCE ESTATES UNIT 1,** zoned R-LT, located on the east side of UNSER BLVD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 26.5327 acre(s). (B-11)
Project# 1004913 11DRB-70021 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	HIGH MESA CONSULTING GROUP agent(s) for THE UNIVERSITY OF NEW MEXICO request(s) the referenced/ above action(s) for all or a portion of Tract(s) C, **UNM LANDS WEST,** zoned C-3, located on CAMINO DE SALUDE NE between INTERSTATE 25 and UNIVERSITY BLVD NE containing approximately 3.1657 acre(s). (J-15)
Project# 1007317 11DRB-70022 SUBDIVISION DESIGN VARIANCE	NM DEPT. OF TRANSPORTATION request(s) a Variance for Overhead Electical Line on or adjacent to Tract(s) A-1A-1 & A-2A-1, **LUEKING PARK COMPLEX,** zoned SU-1, located on the east side of INTERSTATE 25 bewteen COMNACHE RD NE and MONTGOMERY BLVD NE. (G-16)

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 Angela Gomez, 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.

Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 7, 2011.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: February 23, 2011 **Project#** 1002632

Zone Atlas Page: B-10 & B-11 **App#** 11DRB 70015

Notification Radius: 177'

Cross Reference and Location: Unser Blvd NW Between Paradise Blvd NW and Rasco del Norte

Applicant: AmCo Properties LLC
4461 Irving Blvd NW
Albuquerque NM 87114

Agent: Tierra West LLC
5571 Midway Park Place NE
Albuquerque NM 87109

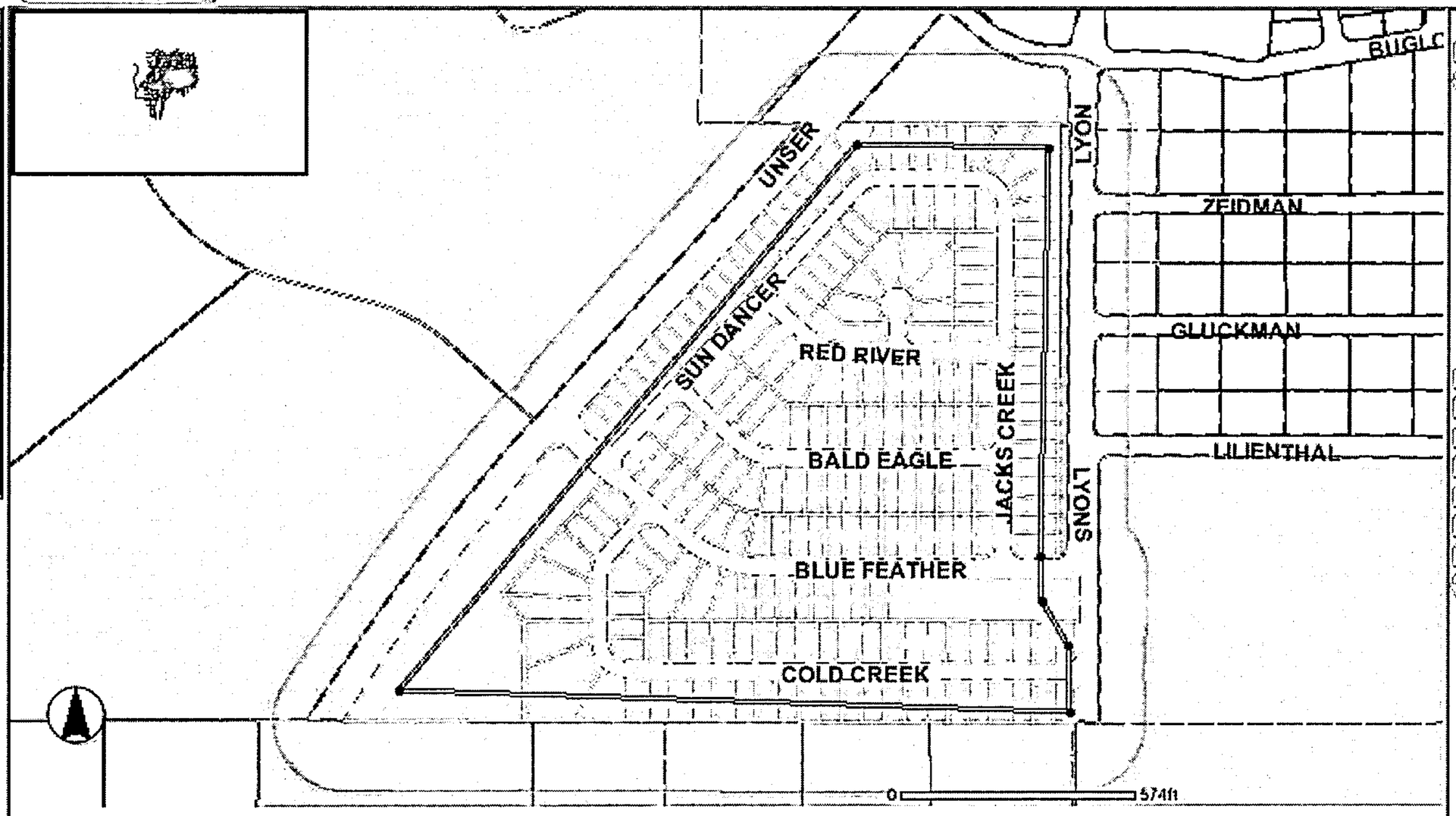
Special Instructions:

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

Date Mailed: 177'
Signature:

CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- STREETS
- BASEMAP
  - PARCELS
  - LOT NUMBERS
  - METRO ADDRESS
  - ZONING
  - OWNERSHIP
  - 2FT CONTOUR
  - ADDRESS POINTS
  - LANDUSE
  - EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2010 AIR PHOTO
  - 2008 AIR PHOTO
  - 2006 AIR PHOTO
  - 2004 AIR PHOTO
  - 2002 AIR PHOTO
  - 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible
- Visible group/layer, click to hide.
- Layer not visible at this scale.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TA DISTI
226	101106509101231045	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY BLVD NE	ALBUQUERQUE	NM	87111	V	A1A
227	101106513800131110	PINE SCOTT	3213 BETTS NE	ALBUQUERQUE	NM	87111	V	A1A

Buffer SEARCH REFRESH HELP MAIN PAGE CONTACT GIS TEAM

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCO	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
1	10110651630713000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 20 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832249
2	10110651310923000	BARELA EDWIN A II & BARELA EDWIN A & IRENE	9600 SUN DANCER DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 1 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1174 AC	0.11723813
3	10110651890643000	ARCHIBEQUE GERALD P & LISA L & KATHLEEN A BATTAGLI A	9552 JACKS CREEK RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 42 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.1112138
4	10110651170363000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 7-P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1323 AC	0.13212798
5	10110651440713000	BAZAR WILLIAM D & TANYA L	5628 RED RIVER RD NW	ALBUQUERQUE	NM	87120	R	A1A	LT 24 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1205 AC	0.12038991
6	10110641854922000	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR 2B REPLAT OF TR 2 68.75 AC TR & AC TR PARADISE TOWN OFALAMEDA GRANT CONT 5.19 56 AC	5.17577632
7	10110651460203100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 21-P1 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10863045
8	10110650970523000	TAYLOR CHAD WILLIAM & ROZENEH	5675 BLUE FEATHER AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LT 2-P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1205 AC	0.12035953
9	10110651890513000	STILLBROOKE HOMES INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE	NM	87113	V	A1A	LT 45 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.11151944
10	10110651350353000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 11-P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832271
11	10110650990013100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	LT 42 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1183 AC	0.11897721
12	10110651860013100	MOYE ALAN E	2118 CENTRAL AVE SE	ALBUQUERQUE	NM	87106	V	A1A	LT 24 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1184 AC	0.11897174
13	10110651890423000	SACKS PHILIP E & MELISSA K	9532 JACKS CREEK RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 47 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.1117324
14	10110651280013100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	LT 36 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1184 AC	0.11895989
15	10110640835102000	CITY OF ALBUQUERQUE % REAL ESTATE DEPT	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	NW1/4 NE1/4 NW1/4 NW1/4 CONT 2.50 AC	2.4511691
16	10110651690013100	CAPITAL ALLIANCE INVESTMENTS LLC	11024 MONTGOMERY BLVD NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 28 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1184 AC	0.11895507
17	10110651370203100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 19-P1 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10862867
18	10110651890323000	BASS STEVEN W & ANDREA R	9524 JACKS CREEK RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 49 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1380 AC	0.14246626
19	10110650980333100	SINGLETARY ANDRE J	9520 CACHE CREEK DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 11 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1234 AC	0.1233356
20	10110651110523000	CAPITAL ALLIANCE INVESTMENTS LLC	11024 MONTGOMERY BLVD NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 35 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1206 AC	0.12043806
21	10110651881283000	MADERO RODRIGO & RAEL CHARMAIN M	9636 JACKS CREEK RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 29 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .2731 AC	0.27558722
22	10110651480103100	SOUTHWEST DEVELOPMENT LLC	PO BOX 93906	ALBUQUERQUE	NM	87199	V	A1A	LT 13 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.11932314
23	10110651070213100	SANCHEZ JOHN & VALERIA	11024 MONTGOMERY NE	ALBUQUERQUE	NM	87111	R	A1A	LT 13-P1 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .2259 AC	0.22640669
24	10110652120884000	STAR TRUST C/O SHARIF RABADI	11201 SAN ANTONIO DR NE	ALBUQUERQUE	NM	87122	V	A1A	*24A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	0.46950277
25	10110651310463000	MARTINEZ BERNADETTE TRUSTEE MARTINEZ RVT	PO BOX 30172	ALBUQUERQUE	NM	87190	R	A1A	LT 31 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1395 AC	0.13182652
26	10110651040853000	FIRST COMMUNITY BANK	PO BOX 3686	ALBUQUERQUE	NM	87190	V	A1A	LT 8 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.1083288
27	10110651910103100	MOYE ALAN E	2118 CENTRAL AVE SE	ALBUQUERQUE	NM	87106	V	A1A	LT 22 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1165 AC	0.11646369
28	10110651760713000	CHAPMAN PAUL R	2645 BRIARWOOD DR	SAN JOSE	CA	95125	R	A1A	LT 17 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1183 AC	0.11805347
29	10110651760353000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 20-P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1177 AC	0.11752526
30	10110650910163100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	LT 52 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1125 AC	0.11170856
31	10110650910713000	SKILES JONATHON & JILL	9535 SUN DANCER DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 4 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832495
32	10110650510163100	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR 6-A PLAT OF SUNDANCE ESTATES UNIT 1 CONT 3.7389 AC	3.7400295
33	10110653340354000	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TRACT A1 REPL OF PARADISE BLUFF TR A PARADISE BLUFF TRS A1 A2A A2B A2C CONT 56.22 99 AC M/L	56.2141098
34	10110651401023000	PHILLIPS GEORGE M	9612 SUNDANCER DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 4 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1103 AC	0.1100994
35	10110651860103100	PICKARD MICHAEL R IRA	PO BOX 5254	BERNALILLO	NM	87004	V	A1A	LT 21 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.11947961
36	10110651210653000	CARPENTER GERALD D	5651 BALD EAGLE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 4 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1320 AC	0.13185202
37	10110652131364000	KEN WILLIAMS ENTERPRISES INC	P O BOX 14876	ALBUQUERQUE	NM	87191	V	A1A	*07B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	0.52681433
38	10110651401263000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87110	V	A1A	LT 20 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1381 AC	0.13796973
39	10110651521303000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 22 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1168 AC	0.11696919
40	10110651230203100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 16-P1 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1086 AC	0.10875036
41	10110650800343100	POVERSTEIN EMANUEL & CATHERINE M	9511 CACHE CREEK DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 50 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1332 AC	0.13323357
42	10110650980783000	JOHNSON LOUIS R & SHERIE L	9543 SUN DANCER DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 6 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832981
43	10110651420203100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 20-P1 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10861918
44	10110651220103100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	LT 8 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.11926385
45	10110651670713000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 19 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832551

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCO	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
46	10110651170013100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	LT 38 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1183 AC	0.11895538
47	10110651320203100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 18-P1 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10862137
48	10110651690103100	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93906	ALBUQUERQUE	NM	87199	V	A1A	LT 17 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.11959206
49	10110650760203100	FIRST COMMUNITY BANK	PO BOX 3686	ALBUQUERQUE	NM	87190	V	A1A	LT 48 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .3074 AC	0.30700306
50	10110640334922000	BEDROCK INVESTORS LIMITED C/O CENTERFIRE PROPERTY CO	1509 HARVARD CT NE	ALBUQUERQUE	NM	87106	V	A1A	TRACT IN NW OF NW OF NW SEC 14 T11N R2E CONT 10.00 ACRES	10.1745914
51	10110651561143000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 8 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1205 AC	0.12035983
52	10110651730843000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 18 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1175 AC	0.11724275
53	10110651190203100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 15-P1 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1115 AC	0.11179445
54	10110651251083000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 15 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832934
55	10110651890473000	ABEYTA BARBARA D & JOE M	9536 JACKS CREEK RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 46 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.11162544
56	10110651350463000	CAPITAL ALLIANCE INVESTMENTS LLC	11024 MONTGOMERY BLVD NE SUITE 348	ALBUQUERQUE	NM	87109	R	A1A	LT 30 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1320 AC	0.13181925
57	10110651580463000	CAPITAL ALLIANCE INVESTMENTS LLC	11024 MONTGOMERY BLVD NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 25 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1188 AC	0.11864432
58	10110651761143000	MARTINEZ MARIA G	9656 SUN DANCER DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 12 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1193 AC	0.11884917
59	10110651540613000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 11 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10831871
60	10110641494922000	CITY OF ALBUQUERQUE % REAL ESTATE DEPT	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	T11N R2E SEC 14 TRACT IN W OF NW OF NE OF NW CONT 5.00 ACRES	4.70751781
61	10110651651303000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 25 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1092 AC	0.10926701
62	10110651310353000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 10-P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10833119
63	10110651630843000	ARTISTIC HOMES INC	4420 TOWER RD SW	ALBUQUERQUE	NM	87121	V	A1A	LT 19 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1245 AC	0.12427719
64	10110651740013100	SEIS KENNETH	5616 COLD CREEK RD NW	ALBUQUERQUE	NM	87114	V	A1A	LT 27 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1184 AC	0.11896382
65	10110651490353000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 14-P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832721
66	10110650790053100	CAPITAL ALLIANCE INVESTMENTS LLC	11024 MONTGOMERY BLVD NE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 45 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .5972 AC	0.60560801
67	10110651440613000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 9 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.1083259
68	10110650860433100	VILLAREAL CHRISTINA M	PO BOX 66541	ALBUQUERQUE	NM	87193	R	A1A	LT 1 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1346 AC	0.13434294
69	10110651891143000	JOHNSON KEVIN M	9628 JACKS CREEK RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 31 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1338 AC	0.13629146
70	10110650780293100	FERRELL PATRICK	9509 CACHE CREEK DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 49 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1999 AC	0.19995324
71	10110651371213000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 19 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832589
72	10110651670353000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 18-P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832121
73	10110651270353000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 9-P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832959
74	10110651280203100	PEREZ ISAAC D	5644 BLUE FEATHER AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LT 17-P1 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10863195
75	10110651930823000	SUNDANCE ESTATES HOMEOWNERS ASSOC (THE)	6300 JEFFERSON NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	TR B PLAT OF SUNDANCE ESTATES UNIT 1CONT .5343 AC	0.61414587
76	10110651890693000	LOYA RAMON	520 7TH AVE	RIO RANCHO	NM	87124	R	A1A	LT 41 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.11111131
77	10110651080563000	CASTELL LESA M	5660 BALD EAGLE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 36 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1205 AC	0.12036849
78	10110651480013100	PINE STACY	8260 RUIDOSO NE	ALBUQUERQUE	NM	87109	V	A1A	LT 32 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1184 AC	0.11896162
79	10110642754811000	CITY OF ALBUQUERQUE REAL ESTATE DEPT	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	PORT OF LAND IN THE NE 1/4 NW 1/4 & NW 1/4 NE 1/4 SEC 14T11N R2E CONT 27.2480 AC	27.4320754
80	10110651611033000	ZUNIGA JOE & KRISTIN	9612 RED RIVER CT NW	ALBUQUERQUE	NM	87114	R	A1A	LT 22 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .2747 AC	0.274427
81	10110651310613000	GUTIERREZ CONNIE G	5643 BALD EAGLE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 6 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832433
82	10110651130103100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	LT 6 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.11924128
83	10110651270773000	NANCE ROSALENA R TRUSTEE NANCE TRUST	5640 RED RIVER RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 27 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1503 AC	0.15014997
84	10110652120764000	DAYHOFF ERIC E & BRENDA DAYHOFF SMITH	1437 WILKES WAY SE	RIO RANCHO	NM	87124	V	A1A	*24B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	0.3895993
85	10110651100913000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 10 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832783
86	10110651150493000	CAPITAL ALLIANCE INVESTMENTS LLC	11024 MONTGOMERY BLVD NE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 34 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1227 AC	0.12259241
87	10110651380103100	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93906	ALBUQUERQUE	NM	87199	V	A1A	LT 11 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.1193037
88	10110651370993000	LIU JINGYU	9608 SUN DANCER DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 3 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1103 AC	0.11011539
89	10110651780103100	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93906	ALBUQUERQUE	NM	87199	V	A1A	LT 19 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.11953533

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCO	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
90	10110651640103100	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93906	ALBUQUERQUE	NM	87199	V	A1A	LT 16 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.11962004
91	10110651580713000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 21 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10833123
92	10110651720353000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 19-P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10831971
93	10110651440103100	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93906	ALBUQUERQUE	NM	87199	V	A1A	LT 12 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.11931457
94	10110651040593000	ARNOLD SANDRA	5664 BALD EAGLE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 37 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1205 AC	0.12035953
95	10110651470963000	LUCERO JOHN C	9609 RED RIVER CT NW	ALBUQUERQUE	NM	87114	V	A1A	LT 24 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1513 AC	0.1511108
96	10110651010483000	TORRES AMY B	5671 BLUE FEATHER AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LT 3-P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1205 AC	0.12036011
97	10110651890873000	SWEZY CHRISTOPHER J & SARA B	9604 JACKS CREEK RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 37 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.11071074
98	10110651431063000	LEWIS SANTEE	PO BOX 876	CHURCH ROCK	NM	87311	R	A1A	LT 5 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1103 AC	0.11011615
99	10110651890383000	MARCHESE DANIEL F & SCOTT L REHBERG	9528 JACKS CREEK RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 48 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.11182239
100	10110651640013100	PINE STACY & PINE SCOTT	8260 RUIDOSO NE	ALBUQUERQUE	NM	87109	V	A1A	LT 29 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1184 AC	0.11896913
101	10110651760613000	JOHNS BRIAN L	5601 BALD EAGLE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 16 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1177 AC	0.11751782
102	10110651440013100	PINE SCOTT	3213 BETTS NE	ALBUQUERQUE	NM	87111	V	A1A	LT 33 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1184 AC	0.11896257
103	10110651110753000	CRANE GAIL B	5663 BALD EAGLE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 1 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1438 AC	0.14337506
104	10110651521013000	DUNIVAN TODD P & KIMBERLY A	9615 RED RIVER CT NW	ALBUQUERQUE	NM	87114	R	A1A	LT 23 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .2065 AC	0.20631694
105	10110651200473000	CAPITAL ALLIANCE INVESTMENTS LLC	11024 MONTGOMERY BLVD NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 33 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1548 AC	0.15440926
106	10110651780013100	SEIS KENNETH	5616 COLD CREEK RD NW	ALBUQUERQUE	NM	87114	V	A1A	LT 26 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1184 AC	0.11896175
107	10110651050453000	LUCERO JESSICA A	5667 BLUE FEATHER AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LT 4-P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1205 AC	0.12036868
108	10110650860653000	VALENZUELA VICENTE MIGUEL & HOLLY NOEL	9527 SUN DANCER DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 2 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832658
109	10110651890963000	HERRERA LOUIS J & EPPIE	491 CIRCLE DR	SANTA FE	NM	87501	R	A1A	LT 35 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.11049978
110	10110650890683000	HERRERA VICTOR	9531 DANCER DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 3 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832262
111	10110650920093100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	LT 2 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1075 AC	0.10722235
112	10110652131063000	YOUDAS DOROTHY R	1700 TRACY ST	ENDICOTT	NY	13760	V	A1A	*25B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	0.45129618
113	10110650820613000	COLLINS SAMUEL K JR	65 CANYON RIDGE DR	SANDIA PARK	NM	87047	R	A1A	LT 1 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1174 AC	0.11273221
114	10110651580353000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 16-P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832822
115	10110651630613000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 13 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832875
116	10110651120383000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 6-P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1306 AC	0.1303019
117	10110651180693000	COPPER-SNOW WENDY S	5655 BALD EAGLE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 3 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1320 AC	0.13184483
118	10110651590103100	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93906	ALBUQUERQUE	NM	87199	V	A1A	LT 15 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.11964882
119	10110651730983000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 15 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1088 AC	0.10865752
120	10110651270463000	MARTINEZ LINDA & EDUARDO CAMACHO	5644 BALD EAGLE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 32 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1395 AC	0.13937334
121	10110651720613000	BARNES JOHN C & JOAN P	155 VAN NOYES	KIRTLAND AFB	NM	87117	R	A1A	LT 15 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10833396
122	10110651810013100	MOYE ALLAN E	2118 CENTRAL AVE SE	ALBUQUERQUE	NM	87106	V	A1A	LT 25 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1184 AC	0.1189659
123	10110651630353000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 17-P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.1083267
124	10110651281123000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 16 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832803
125	10110651891213000	SMITH HOWARD E & GLORIA G	1534 WHITE PINE DR NE	RIO RANCHO	NM	87144	R	A1A	LT 30 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1760 AC	0.17937981
126	10110651731023000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 14 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1088 AC	0.10865402
127	10110650940013100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	LT 43 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1183 AC	0.11910175
128	10110651670463000	GONZALES ADRIAN	5608 BALD EAGLE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 23 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1188 AC	0.11864862
129	10110651430843000	ABHRAHAM JESSEE	898 OAK ST SW UNIT 1425	ATLANTA	GA	30310	R	A1A	LT 26 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .2394 AC	0.23869514
130	10110651760203100	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	TR A-1 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT 1.1228 AC	1.12443602
131	10110650930553000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 1-P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1174 AC	0.11714799
132	10110651341183000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 18 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832194
133	10110651260613000	RESTA RICHARD Z	5647 BALD EAGLE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 5 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1804 AC	0.17990765
134	10110651590013100	PINE STACY	8260 RUIDOSO NE	ALBUQUERQUE	NM	87109	V	A1A	LT 30 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1184 AC	0.11896507

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCO	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
135	10110650760153100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	LT 47 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .2467 AC	0.24687055
136	10110650980103100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	LT 3 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.11946225
137	10110651510203100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 22-P1 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10862668
138	10110651890823000	MARTIN YOLANDA M	9600 JACKS CREEK DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 38 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.11080021
139	10110651611143000	WILKE JON DAVID & AMANDA ALGOOD	9644 SUN DANCER DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 9 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1205 AC	0.12036523
140	10110651340963000	STERMER JONATHAN P & RINELDI C	9604 SUN DANCER DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 2 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1103 AC	0.11010712
141	10110651370713000	GUTIERREZ MANUEL	5632 RED RIVER RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 25 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1730 AC	0.17286714
142	10110651150723000	BALLARD JAMES K	5659 BALD EAGLE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 2 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1320 AC	0.13185709
143	10110651442183000	PARADISE AT UNSER LLC	400 GOLD AVE SW SUITE 500	ALBUQUERQUE	NM	87102	V	A1A	TR A BULK LAND PLAT FOR PARADISE AT UNSER (BEING A REPLATOF LOTS 1, 2, 3 & 4 REPLAT OF TRACT H LANDS OF HORIZONCORPORATION) CONT 22.0687 AC	22.05986917
144	10110651080413000	DILLINGHAM KENNETH F & KRISTI R	5663 BLUE FEATHER AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LT 5-P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1112 AC	0.11106643
145	10110651701303000	PALS JON P & LAURA E	9651 SUN DANCER DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 26 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1092 AC	0.10930205
146	10110651760463000	BACA FELIPE R JR	5600 BALD EAGLE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 21 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1298 AC	0.12963075
147	10110651801293000	ARTISTIC HOMES INC	4420 TOWER RD SW	ALBUQUERQUE	NM	87121	V	A1A	LT 28 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1679 AC	0.16829219
148	10110651730893000	TRAN HEIN C & HONGANH T TRUONG	9605 JACKS CREEK RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 17 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1088 AC	0.10863729
149	10110651030103100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	LT 4 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.11922475
150	10110651190843000	RUPLEY DAWN M & CASEY D	6315 ORFEO TRL NW	ALBUQUERQUE	NM	87114	R	A1A	LT 29 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1473 AC	0.14700820
151	10110651040013100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	LT 41 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1183 AC	0.11895091
152	10110651010823000	DAVIS MIKE	9547 SUN DANCER DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 7 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832771
153	10110651740103100	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93906	ALBUQUERQUE	NM	87199	V	A1A	LT 18 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.11956998
154	10110651311153000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87110	V	A1A	LT 17 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832842
155	10110651720463000	BACA ROBERT P JR	5604 BALD EAGLE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 22 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1188 AC	0.11864121
156	10110651400353000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 12-P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832194
157	10110651220353000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 8-P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1194 AC	0.11908322
158	10110651810103100	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93906	ALBUQUERQUE	NM	87199	V	A1A	LT 20 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.1195086
159	10110650780103100	MORAN EAMON F JR	9503 CACHE CREEK NW	ALBUQUERQUE	NM	87114	R	A1A	LT 46 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .3169 AC	0.30927899
160	10110651540713000	FULLER HOMES INC	PO BOX 13900	ALBUQUERQUE	NM	87192	R	A1A	LT 22 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832274
161	10110651440353000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 13-P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832844
162	10110651751303000	GARCIA CLARENCE N	9655 SUN DANCER DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 27 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1394 AC	0.13968432
163	10110651440463000	CAPITAL ALLIANCE INVESTMENTS LLC	11024 MONTGOMERY BLVD NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 28 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1188 AC	0.11864378
164	10110651540353000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 15-P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832774
165	10110641164922000	CITY OF ALBUQUERQUE % REAL ESTATE DEPT	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR OF LAND IN SEC 14 T11N R2E IN E NE NW NW CONT 5.00 AC +-	5.00890505
166	10110651580613000	ARTISTIC HOMES INC	4420 TOWER RD SW	ALBUQUERQUE	NM	87121	V	A1A	LT 12 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832247
167	10110651611303000	THARNISH TONY	9643 SUN DANCER DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 24 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1092 AC	0.10925681
168	10110652131163000	CLARK THOMAS H C/O IRMA E CLARK	7320 WILLOW WOOD DR NW	ALBUQUERQUE	NM	87120	V	A1A	*25A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	0.43646947
169	10110651191023000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 13 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832833
170	10110651640963000	MESA JOHN ANTHONY	9608 RED RIVER CT NW	ALBUQUERQUE	NM	87114	R	A1A	LT 21 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1988 AC	0.19656177
171	10110651320723000	SANDOVAL ALBERT & JAMIE D	5636 RED RIVER RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 26 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .2049 AC	0.2047239
172	10110651731073000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 13 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1088 AC	0.10866186
173	10110651730933000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 16 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1088 AC	0.1086562
174	10110651330013100	PINE SCOTT	3213 BETTS NE	ALBUQUERQUE	NM	87111	V	A1A	LT 35 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1184 AC	0.11896302
175	10110651721453000	PARADISE AT UNSER LLC	400 GOLD AVE SW SUITE 500	ALBUQUERQUE	NM	87102	V	A1A	LT 2 BULK LAND PLAT FOR PARADISE AT UNSER (BEING A REPLATOF LOTS 1, 2, 3 & 4 REPLAT OF TRACT H LANDS OF HORIZONCORPORATION) CONT 2.0571 AC	2.0583072
176	10110651450903000	CULP COLBY J & LEISA GARCIA-CULP	9605 RED RIVER CT NW	ALBUQUERQUE	NM	87114	R	A1A	LT 25 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1800 AC	0.17985006
177	10110651910013100	MOYE ALAN E	2118 CENTRAL AVE SE	ALBUQUERQUE	NM	87106	V	A1A	LT 23 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1155 AC	0.11575184
178	10110642024702000	CITY OF ALBUQUERQUE C/O ARTHUR A BLUEMENFELD	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR 2C REPLAT OF TR 2 68.75 AC TR & 66.15 AC TR PARADISEHILLS TOWN OF ALAMEDA GRANT CONT .1998 AC	0.19508105
179	10110651720713000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 18 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832601
180	10110651501143000	GORDON HILLARY & JASON B	9636 SUN DANCER DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 7 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1811 AC	0.18078266
181	10110651711143000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 11 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1205 AC	0.12036316

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCO	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
182	10110651330103100	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93906	ALBUQUERQUE	NM	87199	V	A1A	LT 10 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.11929475
183	10110651160983000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 12 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832564
184	10110651630463000	GONZALEZ AARON J & JESSICA	5612 BALD EAGLE RD NW	ALBUQUERQUE	NM	87114	V	A1A	LT 24 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1188 AC	0.11863883
185	10110651080103100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	LT 5 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.11923979
186	10110651530103100	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93906	ALBUQUERQUE	NM	87199	V	A1A	LT 14 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.11960604
187	10110651890603000	PRINZO JAMES F & CAROL A	9548 JACKS CREEK RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 43 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.11131788
188	10110651170103100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	LT 7 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.11925289
189	10110651461303000	QUICK GREGORY & LYDIA	9631 SUN DANCER DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 21 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1973 AC	0.19752507
190	10110650920223100	HARPER REBA L	9512 CACHE CREEK DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 51 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1944 AC	0.19453919
191	10110651280103100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	LT 9 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.11928056
192	10110650950753000	VALDEZ ANNA M	9539 SUN DANCER DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 5 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10831809
193	10110651130953000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 11 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832547
194	10110651891053000	COSTA KAREN P	9620 JACKS CREEK RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 33 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.11028674
195	10110651400613000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 8 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832646
196	10110651530013100	PINE STACY	8260 RUIDOSO NE	ALBUQUERQUE	NM	87109	V	A1A	LT 31 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1184 AC	0.11895716
197	10110651221053000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 14 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832478
198	10110651891093000	MONTOYA RICHARD L JR & TRACI R	9624 JACKS CREEK DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 32 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.1101999
199	10110651130013100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	LT 39 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1183 AC	0.11894576
200	10110651400463000	CHAVEZ SAUNDRA	5632 BALD EAGLE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 29 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1188 AC	0.11864653
201	10110651891013000	MURPHY CHARLES W II	9616 JACKS CREEK DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 34 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.1103876
202	10110650950293100	NEWMAN HOLLY WELSH	9516 CACHE CREEK DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 10 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1136 AC	0.11348506
203	10110651350613000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 7 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832644
204	10110651490613000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 10 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10833046
205	10110651000233100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 53 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .2779 AC	0.27809896
206	10110651220013100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	LT 37 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1183 AC	0.11895169
207	10110651561303000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 23 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1092 AC	0.10923625
208	10110651661143000	COLUCCI ANTHONY J & JOYCE A	2560 RICHLAND AVE	SAN JOSE	CA	95125	R	A1A	LT 10 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1205 AC	0.12036129
209	10110651890743000	GONZAGOWSKI GLORIA A	9560 JACKS CREEK DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 40 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.1110151
210	10110650890023100	CAPITAL ALLIANCE INVESTMENTS LLC	11024 MONTGOMERY BLVD NE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 44 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .2525 AC	0.25593424
211	10110651140203100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 14-P1 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1552 AC	0.15563014
212	10110651640893000	STILLBROOKE HOMES INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE	NM	87113	V	A1A	LT 20 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1210 AC	0.12093377
213	10110651490713000	LEMON BRYANT WILLIAM SR & PEGGY SCHWARTZ LEMON TRUSTEES LEMON RVT	345 CHIMAJA RD	CORRALES	NM	87048	R	A1A	LT 23 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1205 AC	0.12035883
214	10110651670613000	MASCARENAS ELOY A & RAMONA A	5609 BALD EAGLE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 14 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832343
215	10110651070883000	FIRST COMMUNITY BANK	PO BOX 3686	ALBUQUERQUE	NM	87190	V	A1A	LT 9 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.1083238
216	10110651080013100	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	LT 40 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1183 AC	0.11895317
217	10110651000623000	MAESE ANDREW	1802 ARIZONA ST NE	ALBUQUERQUE	NM	87110	R	A1A	LT 38 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1174 AC	0.11723641
218	10110651890783000	GUTIERREZ RAY R	6905 ZARZAMORA NW	ALBUQUERQUE	NM	87114	R	A1A	LT 39 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.11090217
219	10110651490463000	CAPITAL ALLIANCE INVESTMENTS LLC	11024 MONTGOMERY BLVD NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 27 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1188 AC	0.11863456
220	10110651890913000	CHAVEZ NICK E & DORA M	9608 JACKS CREEK DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 36 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.11059294
221	10110651540463000	CAPITAL ALLIANCE INVESTMENTS LLC	11024 MONTGOMERY BLVD NE SUITE 348	ALBUQUERQUE	NM	87111	V	A1A	LT 26 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1188 AC	0.11864762
222	10110652131504000	RABADI SHARIFF A & SAMIA S TRUSTEES STAR TRUST	11201 SAN ANTONIO DR NE	ALBUQUERQUE	NM	87122	V	A1A	*07A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	0.51793572
223	10110651230803000	TA BRENDAZ	5644 RED RIVER RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 28 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1503 AC	0.15014243
224	10110650830393100	GOMEZ SUZANNE A	9515 CACHE CREEK DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 2 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832737
225	10110651461093000	ALLEN GEORGE M & VANESSA	9620 SUN DANCER DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 6 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1103 AC	0.11010288

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCO	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
226	101106509101231000	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY BLVD NE	ALBUQUERQUE	NM	87111	V	A1A	LT 1 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1078 AC	0.10762115
227	101106513800131000	PINE SCOTT	3213 BETTS NE	ALBUQUERQUE	NM	87111	V	A1A	LT 34 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1184 AC	0.11895491
228	101106518905630000	MCCOY BRIAN D	9544 JACKS CREEK RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 44 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .0977 AC	0.11141806
229	101106504912830000	AMGO PROPERTIES LLC	4461 IRVING RD NW	ALBUQUERQUE	NM	87114	V	A1A	TR 3 BULK LAND PLAT OF SUNDANCE ESTATES CONT 26.5327 AC	26.52973645
230	101006552005140000	AMGO PROPERTIES LLC	4461 IRVING RD NW	ALBUQUERQUE	NM	87114	V	A1A	TR 7 BULK LAND PLAT OF SUNDANCE ESTATES CONT 24.3162 AC	24.27965078

OR CURRENT OWNER
ABEYTA BARBARA D & JOE M
9536 JACKS CREEK RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
ABHRAHAM JESSEE
898 OAK ST SW UNIT 1425
ATLANTA, GA 30310

OR CURRENT OWNER
ALLEN GEORGE M & VANESSA
9620 SUN DANCER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
AMGO PROPERTIES LLC
4461 IRVING RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
ARCHIBEQUE GERALD P & LISA L &
KATHLEEN A BATTAGLIA
9552 JACKS CREEK RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
ARNOLD SANDRA
5664 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
ARTISTIC HOMES INC
4420 TOWER RD SW
ALBUQUERQUE, NM 87121

OR CURRENT OWNER
BACA FELIPE R JR
5600 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
BACA ROBERT P JR
5604 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
BALLARD JAMES K
5659 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
BARELA EDWIN A II & BARELA EDWIN A &
IRENE
9600 SUN DANCER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
BARNES JOHN C & JOAN P
155 VAN NOYES
KIRTLAND AFB, NM 87117

OR CURRENT OWNER
BASS STEVEN W & ANDREA R
9524 JACKS CREEK RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
BAZAR WILLIAM D & TANYA L
5628 RED RIVER RD NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
BEDROCK INVESTORS LIMITED C/O
CENTERFIRE PROPERTY CO
1509 HARVARD CT NE
ALBUQUERQUE, NM 87106

OR CURRENT OWNER
CAPITAL ALLIANCE INVESTMENTS LLC
11024 MONTGOMERY BLVD NE 348
ALBUQUERQUE, NM 87111

OR CURRENT OWNER
CAPITAL ALLIANCE INVESTMENTS LLC
6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
CARPENTER GERALD D
5651 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
CASTELL LESA M
5660 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
CHAPMAN PAUL R
2645 BRIARWOOD DR
SAN JOSE, CA 95125

OR CURRENT OWNER
CHAVEZ NICK E & DORA M
9608 JACKS CREEK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
CHAVEZ SAUNDRA
5632 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
CLARK THOMAS H C/O IRMA E CLARK
7320 WILLOW WOOD DR NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
COLLINS SAMUEL K JR
65 CANYON RIDGE DR
SANDIA PARK, NM 87047

OR CURRENT OWNER
COLUCCI ANTHONY J & JOYCE A
2560 RICHLAND AVE
SAN JOSE, CA 95125

OR CURRENT OWNER
COPPER-SNOW WENDY S
5655 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
COSTA KAREN P
9620 JACKS CREEK RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
CRANE GAIL B
5663 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
CULP COLBY J & LEISA GARCIA-CULP
9605 RED RIVER CT NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
DAVIS MIKE
9547 SUN DANCER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
DAYHOFF ERIC E & BRENDA DAYHOFF SMITH
1437 WILKES WAY SE
RIO RANCHO, NM 87124

OR CURRENT OWNER
DILLINGHAM KENNETH F & KRISTI R
5663 BLUE FEATHER AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
DUNIVAN TODD P & KIMBERLY A
9615 RED RIVER CT NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
FERRELL PATRICK
9509 CACHE CREEK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
FIRST COMMUNITY BANK
PO BOX 3686
ALBUQUERQUE, NM 87190

OR CURRENT OWNER
FULLER HOMES INC
PO BOX 13900
ALBUQUERQUE, NM 87192

OR CURRENT OWNER
GARCIA CLARENCE N
9655 SUN DANCER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
GOMEZ SUZANNE A
9515 CACHE CREEK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
GONZAGOWSKI GLORIA A
9560 JACKS CREEK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
GONZALES ADRIAN
5608 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
GONZALEZ AARON J & JESSICA
5612 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
GORDON HILLARY & JASON B
9636 SUN DANCER DR NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
GUTIERREZ CONNIE G
5643 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
GUTIERREZ MANUEL
5632 RED RIVER RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
GUTIERREZ RAY R
6905 ZARZAMORA NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
HARPER REBA L
9512 CACHE CREEK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
HERITAGE CAPITAL INVESTMENTS LLC
11024 MONTGOMERY BLVD NE
ALBUQUERQUE, NM 87111

OR CURRENT OWNER
HERRERA LOUIS J & EPPIE
491 CIRCLE DR
SANTA FE, NM 87501

OR CURRENT OWNER
HERRERA VICTOR
9531 DANCER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
JOHNSON KEVIN M
9628 JACKS CREEK RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
JOHNSON LOUIS R & SHERIE L
9543 SUN DANCER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
JOHNS BRIAN L
5601 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
KEN WILLIAMS ENTERPRISES INC
P O BOX 14876
ALBUQUERQUE, NM 87191

OR CURRENT OWNER
LEMON BRYANT WILLIAM SR & PEGGY
SCHWARTZ LEMON TRUSTEES LEMON RVT
345 CHIMAJA RD
CORRALES, NM 87048

OR CURRENT OWNER
LEWIS SANTEE
PO BOX 876
CHURCH ROCK, NM 87311

OR CURRENT OWNER
LIU JINGYU
9608 SUN DANCER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
LOYA RAMON
520 7TH AVE
RIO RANCHO, NM 87124

OR CURRENT OWNER
LUCERO JESSICA A
5667 BLUE FEATHER AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
LUCERO JOHN C
9609 RED RIVER CT NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
MADERO RODRIGO & RAEL CHARMAIN M
9636 JACKS CREEK RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
MAESE ANDREW
1802 ARIZONA ST NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
MARCHESE DANIEL F & SCOTT L REHBERG
9528 JACKS CREEK RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
MARTINEZ BERNADETTE TRUSTEE MARTINEZ RVT
PO BOX 30172
ALBUQUERQUE, NM 87190

OR CURRENT OWNER
MARTINEZ LINDA & EDUARDO CAMACHO
5644 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
MARTINEZ MARIA G
9656 SUN DANCER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
MARTIN YOLANDA M
9600 JACKS CREEK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
MASCARENAS ELOY A & RAMONA A
5609 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
MCCOY BRIAN D
9544 JACKS CREEK RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
MESA JOHN ANTHONY
9608 RED RIVER CT NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
MONTOYA RICHARD L JR & TRACI R
9624 JACKS CREEK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
MORAN EAMON F JR
9503 CACHE CREEK NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
MOYE ALAN E
2118 CENTRAL AVE SE
ALBUQUERQUE, NM 87106

OR CURRENT OWNER
MURPHY CHARLES W II
9616 JACKS CREEK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
NANCE ROSALENA R TRUSTEE NANCE TRUST
5640 RED RIVER RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
NEWMAN HOLLY WELSH
9516 CACHE CREEK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
PALS JON P & LAURA E
9651 SUN DANCER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
PARADISE AT UNSER LLC
400 GOLD AVE SW SUITE 500
ALBUQUERQUE, NM 87102

OR CURRENT OWNER
PEREZ ISAAC D
5644 BLUE FEATHER AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
PHILLIPS GEORGE M
9612 SUNDANCER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
PICKARD MICHAEL R IRA
PO BOX 5254
BERNALILLO, NM 87004

OR CURRENT OWNER
PINE SCOTT
3213 BETTS NE
ALBUQUERQUE, NM 87111

OR CURRENT OWNER
PINE STACY & PINE SCOTT
8260 RUIDOSO NE
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
POVERSTEIN EMANUEL & CATHERINE M
9511 CACHE CREEK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
PRINZO JAMES F & CAROL A
9548 JACKS CREEK RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
QUICK GREGORY & LYDIA
9631 SUN DANCER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
RABADI SHARIFF A & SAMIA S TRUSTEES
STAR TRUST
11201 SAN ANTONIO DR NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
RESTA RICHARD Z
5647 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
RUPLEY DAWN M & CASEY D
6315 ORFEO TRL NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
SACKS PHILIP E & MELISSA K
9532 JACKS CREEK RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
SANCHEZ JOHN & VALERIA
11024 MONTGOMERY NE
ALBUQUERQUE, NM 87111

OR CURRENT OWNER
SANDOVAL ALBERT & JAMIE D
5636 RED RIVER RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
SEIS KENNETH
5616 COLD CREEK RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
SINGLETARY ANDRE J
9520 CACHE CREEK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
SKILES JONATHON & JILL
9535 SUN DANCER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
SMITH HOWARD E & GLORIA G
1534 WHITE PINE DR NE
RIO RANCHO, NM 87144

OR CURRENT OWNER
SOUTHWEST DEVELOPMENT GROUP LLC
PO BOX 93906
ALBUQUERQUE, NM 87199

OR CURRENT OWNER
STAR TRUST C/O SHARIF RABADI
11201 SAN ANTONIO DR NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
STERMER JONATHAN P & RINELDI C
9604 SUN DANCER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
STILLBROOKE HOMES INC
8801 JEFFERSON ST NE BLDG A
ALBUQUERQUE, NM 87113

OR CURRENT OWNER
SUNDANCE ESTATES HOMEOWNERS ASSOC (THE)
6300 JEFFERSON NE SUITE 102
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
SWEZY CHRISTOPHER J & SARA B
9604 JACKS CREEK RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
TAYLOR CHAD WILLIAM & ROZENEH
5675 BLUE FEATHER AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
TA BRENDAZ
5644 RED RIVER RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
THARNISH TONY
9643 SUN DANCER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
TORRES AMY B
5671 BLUE FEATHER AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
TRAN HEIN C & HONGANH T TRUONG
9605 JACKS CREEK RD NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
VALDEZ ANNA M
9539 SUN DANCER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
VALENZUELA VICENTE MIGUEL & HOLLY NOEL
9527 SUN DANCER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
VILLAREAL CHRISTINA M
PO BOX 66541
ALBUQUERQUE, NM 87193

OR CURRENT OWNER
WILKE JON DAVID & AMANDA ALGOOD
9644 SUN DANCER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
YOUDAS DOROTHY R
1700 TRACY ST
ENDICOTT, NY 13760

OR CURRENT OWNER
ZUNIGA JOE & KRISTIN
9612 RED RIVER CT NW
ALBUQUERQUE, NM 87114

HEARING DATE 2-23-11 (SIA)

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
February 16, 2011
DRB Comments

ITEM # 10

PROJECT # 10026232 **APPLICATION # 11-70032**

RE: Tracts 2, 3 and 7, Sundance Estates

The property is zoned RLT; what is the purpose of the cross-hatched area in the northeast portion of the property?
Better information/ detail is needed (e.g. street designations A, B, C, plus a legend) in order to make informed comments regarding the proposed subdivision. There are several access issues that need to be addressed, particularly street connections through this area to adjacent tracts. A revised layout could prevent double frontage lots.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

Unser Trail

HEARING DATE 2-16-11 (SK)

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE

June 23, 2010

PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

Project # 1002632
10DRB-70175 EXT OF SIA FOR TEMP DEFR SDWK CONST

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of **SUNDANCE ESTATES Unit(s) 1 & 1-B,** zoned R-LT, located on LYON BLVD NW BETWEEN PARADISE BLVD NW AND PROPOSED UNSER ALIGNMENT containing approximately 32.3 acre(s). (B-11)

At the June 23, 2010 Development Review Board meeting, a two year extension for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by July 9, 2010, 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).

Jack Cloud, AICP, DRB Chair

Cc: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109
Cc: Capital Alliance Investments – 11024 Montgomery Blvd. NE Ste 348
Marilyn Maldonado
File

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, June 23, 2010,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002632
10DRB-70175 EXT OF SIA FOR TEMP DEFR SDWK CONST

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of **SUNDANCE ESTATES Unit(s) 1 & 1-B,** zoned R-LT, located on LYON BLVD NW BETWEEN PARADISE BLVD NW AND PROPOSED UNSER ALIGNMENT containing approximately 32.3 acre(s). (B-11)

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 Angela Gomez, 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.

Jack Cloud, AICP, DRB Chair
Development Review Board

HEARING DATE 6-23-10 (ESIA)

HEARING DATE 5-19-10 (SIA)

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1002632 **AGENDA#** 2 **DATE:** 3/18/09

1. **Name:** _____ **Address:** _____ **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:** _____
15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

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, March 18, 2009,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002074
09DRB-70067 VACATION OF PRIVATE UTILITY EASEMENT
09DRB-70068 MAJOR – ELECTRIC TRANSMISSION FACILITY PLAN/ SITE PLAN FOR STRUCTRUE CHANGE

PUBLIC SERVICE COMPANY OF NEW MEXICO request(s) the referenced/ above action(s) for a portion of the 150 foot PNM Easement on Tract(s) C-1 & C-2, **SAUVIGNON PHASE 2,** and Tract N-3, **TANOAN PROPERTIES,** zoned R-D, located on the south side of SAN ANTONIO DR NE between BROWNING NE AND TRAMWAY BLVD NE. (E-22)

Project# 1002632
09DRB-70071 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

TIERRA WEST LLC agent(s) for AMGO LLC & CAPITAL ALLIANCE INVESTMENTS request(s) the referenced/ above action(s) for all or a portion of **SUNDANCE ESTATES UNIT 1A,** zoned R-LT, located on the east side of UNSER BLVD NW between PARADISE BLVD NW AND PASEO DEL NORTE NW containing approximately 32.2706 acre(s). (B-11)

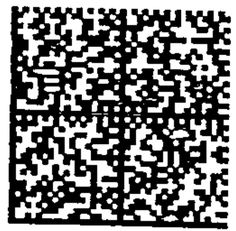
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, 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.

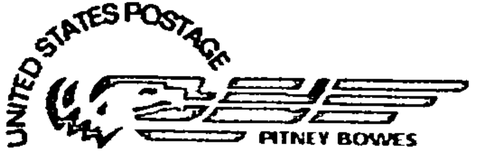
Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 2, 2009.

CITY OF ALBUQUERQUE

Planning Department





OR CURRENT RESIDENT
101106519308230650
SUNDANCE ESTATES HOMEOWNERS
ASSOC (THE)
6300 JEFFERSON NE SUITE 102
ALBUQUERQUE. NM 87109

NIXIE 871 CC 1 84 03/03/09
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

87109$3483 COE
87103@1293

BC: 87103129393 *0268-16188-27-34

DRB

P O Box 1293 Albuquerque New Mexico 87103

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, March 18, 2009,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002074
09DRB-70067 VACATION OF PRIVATE UTILITY EASEMENT
09DRB-70068 MAJOR – ELECTRIC TRANSMISSION FACILITY PLAN/ SITE PLAN FOR STRUCTRUE CHANGE

PUBLIC SERVICE COMPANY OF NEW MEXICO request(s) the referenced/ above action(s) for a portion of the 150 foot PNM Easement on Tract(s) C-1 & C-2, **SAUVIGNON PHASE 2,** and Tract N-3, **TANOAN PROPERTIES,** zoned R-D, located on the south side of SAN ANTONIO DR NE between BROWNING NE AND TRAMWAY BLVD NE. (E-22)

Project# 1002632
09DRB-70071 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

TIERRA WEST LLC agent(s) for AMGO LLC & CAPITAL ALLIANCE INVESTMENTS request(s) the referenced/ above action(s) for all or a portion of **SUNDANCE ESTATES UNIT 1A,** zoned R-LT, located on the east side of UNSER BLVD NW between PARADISE BLVD NW AND PASEO DEL NORTE NW containing approximately 32.2706 acre(s). (B-11)

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 Angela Gomez, 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.

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 2, 2009.

CITY OF ALBUQUERQUE

Planning Department

DRB

OR CURRENT RESIDENT
101106508900231109
PRINZO MICHAEL J & JESSICA L
3832 BAY HILL LP SE
RIO RANCHO, NM 87124

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004261639
$ 00.42⁰
FEB 27 2009
MAILED FROM ZIPCODE 87102

NIXIE 871 CE 1 84 03/05/09
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

87124882ii R133 BC: 87103129393 *0269-18187-27-34

P O Box 1293 Albuquerque New Mexico 87103

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, March 18, 2009,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002074
09DRB-70067 VACATION OF PRIVATE UTILITY EASEMENT
09DRB-70068 MAJOR – ELECTRIC TRANSMISSION FACILITY PLAN/ SITE PLAN FOR STRUCTRUE CHANGE

PUBLIC SERVICE COMPANY OF NEW MEXICO request(s) the referenced/ above action(s) for a portion of the 150 foot PNM Easement on Tract(s) C-1 & C-2, **SAUVIGNON PHASE 2,** and Tract N-3, **TANOAN PROPERTIES,** zoned R-D, located on the south side of SAN ANTONIO DR NE between BROWNING NE AND TRAMWAY BLVD NE. (E-22)

Project# 1002632
09DRB-70071 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

TIERRA WEST LLC agent(s) for AMGO LLC & CAPITAL ALLIANCE INVESTMENTS request(s) the referenced/ above action(s) for all or a portion of **SUNDANCE ESTATES UNIT 1A,** zoned R-LT, located on the east side of UNSER BLVD NW between PARADISE BLVD NW AND PASEO DEL NORTE NW containing approximately 32.2706 acre(s). (B-11)

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 Angela Gomez, 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.

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 2, 2009.

CITY OF ALBUQUERQUE

Planning Department

DRB

OR CURRENT RESIDENT
101106515102031022
HERITAGE CAPITAL INVESTMENTS
LLC
6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE, NM 87109

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004261639
$ 00.42⁰
FEB 27 2009
MAILED FROM ZIP CODE 871

NIXIE 871 CE 1 84 03/03/09
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

87109$3483 0035

BC: 87100 *0268-18199-27-34

P O Box 1293 Albuquerque New Mexico 87103

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, March 18, 2009,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002074
09DRB-70067 VACATION OF PRIVATE UTILITY EASEMENT
09DRB-70068 MAJOR – ELECTRIC TRANSMISSION FACILITY PLAN/ SITE PLAN FOR STRUCTRUE CHANGE

PUBLIC SERVICE COMPANY OF NEW MEXICO request(s) the referenced/ above action(s) for a portion of the 150 foot PNM Easement on Tract(s) C-1 & C-2, **SAUVIGNON PHASE 2,** and Tract N-3, **TANOAN PROPERTIES,** zoned R-D, located on the south side of SAN ANTONIO DR NE between BROWNING NE AND TRAMWAY BLVD NE. (E-22)

Project# 1002632
09DRB-70071 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

TIERRA WEST LLC agent(s) for AMGO LLC & CAPITAL ALLIANCE INVESTMENTS request(s) the referenced/ above action(s) for all or a portion of **SUNDANCE ESTATES UNIT 1A,** zoned R-LT, located on the east side of UNSER BLVD NW between PARADISE BLVD NW AND PASEO DEL NORTE NW containing approximately 32.2706 acre(s). (B-11)

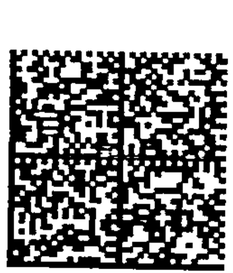
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, 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.

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 2, 2009.

CITY OF ALBUQUERQUE

Planning Department



OR CURRENT RESIDENT
101106516706130814
MASCARENAS ELOY A & RAMONA A
1509 CANYON TRL SW
ALBUQUERQUE, NM 87121

DRR

X 871 NEE 1 C07C 84 03/03/09
FORWARD TIME EXP RTN TO SEND
MASCARENAS
5509 BALD EAGLE RD NW
ALBUQUERQUE NM 87114-6100

RETURN TO SENDER

87121$8208 C003

87103@1293

P O Box 1293 Albuquerque New Mexico 87103

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, March 18, 2009,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002074
09DRB-70067 VACATION OF PRIVATE UTILITY EASEMENT
09DRB-70068 MAJOR – ELECTRIC TRANSMISSION FACILITY PLAN/ SITE PLAN FOR STRUCTRUE CHANGE

PUBLIC SERVICE COMPANY OF NEW MEXICO request(s) the referenced/ above action(s) for a portion of the 150 foot PNM Easement on Tract(s) C-1 & C-2, **SAUVIGNON PHASE 2,** and Tract N-3, **TANOAN PROPERTIES,** zoned R-D, located on the south side of SAN ANTONIO DR NE between BROWNING NE AND TRAMWAY BLVD NE. (E-22)

Project# 1002632
09DRB-70071 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

TIERRA WEST LLC agent(s) for AMGO LLC & CAPITAL ALLIANCE INVESTMENTS request(s) the referenced/ above action(s) for all or a portion of **SUNDANCE ESTATES UNIT 1A,** zoned R-LT, located on the east side of UNSER BLVD NW between PARADISE BLVD NW AND PASEO DEL NORTE NW containing approximately 32.2706 acre(s). (B-11)

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 Angela Gomez, 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.

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 2, 2009.

CITY OF ALBUQUERQUE

Planning Department

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.42⁰
0004261639 FEB 27 2009
MAILED FROM ZIP CODE 87102

OR CURRENT RESIDENT
101106509502931010
NEWMAN HOLLY WELSH
9516 CACHE CREEK DR NW
ALBUQUERQUE, NM 87114

DRB

NIXIE 871 CE 1 84 03/04/09
RETURN TO SENDER
UNKNOWN REASON
UNABLE TO FORWARD
BC: 87103129393 *0268-18191-27-34

87114861031 R107
87103@1293

P O Box 1293 Albuquerque New Mexico 87103

VAC

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, March 18, 2009,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002074
09DRB-70067 VACATION OF PRIVATE UTILITY EASEMENT
09DRB-70068 MAJOR – ELECTRIC TRANSMISSION FACILITY PLAN/ SITE PLAN FOR STRUCTRUE CHANGE

PUBLIC SERVICE COMPANY OF NEW MEXICO request(s) the referenced/ above action(s) for a portion of the 150 foot PNM Easement on Tract(s) C-1 & C-2, **SAUVIGNON PHASE 2,** and Tract N-3, **TANOAN PROPERTIES,** zoned R-D, located on the south side of SAN ANTONIO DR NE between BROWNING NE AND TRAMWAY BLVD NE. (E-22)

Project# 1002632
09DRB-70071 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

TIERRA WEST LLC agent(s) for AMGO LLC & CAPITAL ALLIANCE INVESTMENTS request(s) the referenced/ above action(s) for all or a portion of **SUNDANCE ESTATES UNIT 1A,** zoned R-LT, located on the east side of UNSER BLVD NW between PARADISE BLVD NW AND PASEO DEL NORTE NW containing approximately 32.2706 acre(s). (B-11)

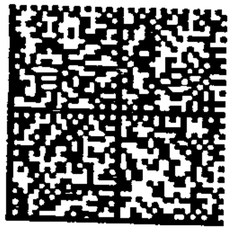
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, 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.

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 2, 2009.

CITY OF ALBUQUERQUE

Planning Department



UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.42⁰
0004261639 FEB 27 2009
MAILED FROM ZIP CODE 87

OR CURRENT RESIDENT
101106518912130620
SMITH HOWARD E & GLORIA G
9632 JACKS CREEK DR NW
ALBUQUERQUE, NM 87114

DRB

NIXIE 871 CC 1 84 03/04/09
RETURN TO SENDER
UNKNOWN REASON
UNABLE TO FORWARD

| | | || | | ||| || ||| | || 87114$6097 R107
87103@1293

BC: 87103129393 *0268-18189-27-34

P O Box 1293 Albuquerque New Mexico 87103

VAC

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, March 18, 2009,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002074
09DRB-70067 VACATION OF PRIVATE UTILITY EASEMENT
09DRB-70068 MAJOR – ELECTRIC TRANSMISSION FACILITY PLAN/ SITE PLAN FOR STRUCTRUE CHANGE

PUBLIC SERVICE COMPANY OF NEW MEXICO request(s) the referenced/ above action(s) for a portion of the 150 foot PNM Easement on Tract(s) C-1 & C-2, **SAUVIGNON PHASE 2,** and Tract N-3, **TANOAN PROPERTIES,** zoned R-D, located on the south side of SAN ANTONIO DR NE between BROWNING NE AND TRAMWAY BLVD NE. (E-22)

Project# 1002632
09DRB-70071 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

TIERRA WEST LLC agent(s) for AMGO LLC & CAPITAL ALLIANCE INVESTMENTS request(s) the referenced/ above action(s) for all or a portion of **SUNDANCE ESTATES UNIT 1A,** zoned R-LT, located on the east side of UNSER BLVD NW between PARADISE BLVD NW AND PASEO DEL NORTE NW containing approximately 32.2706 acre(s). (B-11)

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 Angela Gomez, 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.

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 2, 2009.

CITY OF ALBUQUERQUE

Planning Department

RETURN TO SENDER

VACANT

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.42⁰

0004261639 FEB 27 2009

MAILED FROM ZIP CODE 8710

DRB

OR CURRENT RESIDENT
101106518907830611
GUTIERREZ RAY R
6905 ZARZAMORA NW
ALBUQUERQUE, NM 87114

87120$2506 R085

P O Box 1293 Albuquerque New Mexico 87103

VAC

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002632 **AGENDA ITEM NO: 12**

SUBJECT:

Infrastructure List Amd

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

The Hydrology Section objects to the subject request.

RESOLUTION:

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

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
924-3986

DATE: January 30, 2008

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002632 **AGENDA ITEM NO: 3**

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

RESOLUTION: 2 Y

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
924-3986

DATE: January 9, 2008

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 18, 2009

Project# 1002632
09DRB-70071 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

TIERRA WEST LLC agent(s) for AMGO LLC & CAPITAL ALLIANCE INVESTMENTS request(s) the referenced/ above action(s) for all or a portion of **SUNDANCE ESTATES UNIT 1A,** zoned R-LT, located on the east side of UNSER BLVD NW between PARADISE BLVD NW AND PASEO DEL NORTE NW containing approximately 32.2706 acre(s). (B-11)

At the March 18, 2009 Development Review Board meeting, an extension of the subdivision improvement agreement (SIA) for the procedure "B" ***modified*** was approved, and set to expire 6/1/2010. An extension of the subdivision improvement agreement (SIA) for the procedure "B" was approved, and set to expire 10/1/2009.

If you wish to appeal this decision, you must do so by April 2, 2009, 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).

Jack Cloud, AICP, DRB Chair

Cc: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109
Cc: AmGo LLC 7 Capital Alliance Investments – 4461 Irving Blvd NE Ste 348 – Albuquerque, NM 87114
Marilyn Maldonado
File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: March 18, 2009
Zone Atlas Page: B-11
Notification Radius: 100 Ft.

Project# 1002632
App# 09DRB-70071

Cross Reference and Location: LYON BLVD NW BETWEEN PARADISE BLVD NW AND PROPOSED UNSER ALIGNMENT

Applicant: AMGO LLC
4461 IRVING BLVD NW
ALBUQUERQUE, NM 87114

CAPITAL ALLIANCE INVESTMENTS
11024 MONTGOMERY BLVD NE STE 348
ALBUQUERQUE, NM 87111

Agent: TIERRA WEST LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: FEBRUARY 27, 2009
Signature: ERIN TREMLIN

Rec	UPC	OWNER	OWNADD	OWNCITY	OWNSTATE	OWNZIPCODE	PROPCLASS	TAXDIST	LEGALDESC	ACRES	OBJECTID
1	10100 65520 05140 725	AMGO PROPERTIES LLC	4461 IRVING RD NW	ALBUQUERQUE	NM	87114	V	A1A	TR 7 BULK LAND PLAT OF SUNDANCE ESTATES CONT 24.3162 AC	24.3189 3926	87330
2	10110 65186 00131 129	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93906	ALBUQUERQUE	NM	87199	V	A1A	LT 24 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1184 AC	0.11897152	87922
3	10110 65181 00131 128	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93906	ALBUQUERQUE	NM	87199	V	A1A	LT 25 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1184 AC	0.11896 58	87923
4	10110 65178 00131 127	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93906	ALBUQUERQUE	NM	87199	V	A1A	LT 26 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1184 AC	0.11896 172	87924
5	10110 65174 00131 126	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 27 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1184 AC	0.11896 372	87925
6	10110 65169 00131 125	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 28 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1184 AC	0.11895 533	87926
7	10110 65164 00131 124	PINE STACY & PINE SCOTT	8260 RUIDOSO NE	ALBUQUERQUE	NM	87109	V	A1A	LT 29 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1184 AC	0.11896 905	87927
8	10110 65151 02031 022	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 22-P1 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10862 712	96625
9	10110 65159 00131 123	PINE STACY & PINE SCOTT	8260 RUIDOSO NE	ALBUQUERQUE	NM	87109	V	A1A	LT 30 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1184 AC	0.11896 509	96628
10	10110 65153 00131	PINE STACY & PINE SCOTT	8260 RUIDOSO NE	ALBUQUERQUE	NM	87109	V	A1A	LT 31 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-	0.11895	96629

	122			RQ UE					9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BU LK LAND PLAT OF SUNDANCE E STATES) CONT .1184 AC	696	
11	10110651480013112 1	PINE STACY & PIN E SCOTT	8260 RUIDOS O NE	ALB UQ UE RQ UE	NM	87109	V	A1A	LT 32 PLAT OF SUNDANCE EST ATES UNIT 1- B (BEING A REPLAT OFLTS 3- 9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BU LK LAND PLAT OF SUNDANCE E STATES) CONT .1184 AC	0.11896151 59	96630
12	10110651440013112 0	PINE STACY & PIN E SCOTT	8260 RUIDOS O NE	ALB UQ UE RQ UE	NM	87109	V	A1A	LT 33 PLAT OF SUNDANCE EST ATES UNIT 1- B (BEING A REPLAT OFLTS 3- 9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BU LK LAND PLAT OF SUNDANCE E STATES) CONT .1184 AC	0.11896272 2	96631
13	10110651380013111 9	PINE STACY & PIN E SCOTT	8260 RUIDOS O NE	ALB UQ UE RQ UE	NM	87109	V	A1A	LT 34 PLAT OF SUNDANCE EST ATES UNIT 1- B (BEING A REPLAT OFLTS 3- 9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BU LK LAND PLAT OF SUNDANCE E STATES) CONT .1184 AC	0.11895484 8	96632
14	10110651330013111 8	PINE STACY & PIN E SCOTT	8260 RUIDOS O NE	ALB UQ UE RQ UE	NM	87109	V	A1A	LT 35 PLAT OF SUNDANCE EST ATES UNIT 1- B (BEING A REPLAT OFLTS 3- 9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BU LK LAND PLAT OF SUNDANCE E STATES) CONT .1184 AC	0.11896274	96633
15	10110651280013111 7	HERITAGE CAPITA L INVESTMENTS L LC	6300 JEFFER SON ST NE S UITE 102	ALB UQ UE RQ UE	NM	87109	V	A1A	LT 36 PLAT OF SUNDANCE EST ATES UNIT 1- B (BEING A REPLAT OFLTS 3- 9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BU LK LAND PLAT OF SUNDANCE E STATES) CONT .1184 AC	0.11895984	97977
16	10110651220013111 6	HERITAGE CAPITA L INVESTMENTS L LC	6300 JEFFER SON ST NE S UITE 102	ALB UQ UE RQ UE	NM	87109	V	A1A	LT 37 PLAT OF SUNDANCE EST ATES UNIT 1- B (BEING A REPLAT OFLTS 3- 9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BU LK LAND PLAT OF SUNDANCE E STATES) CONT .1183 AC	0.11895149	97978
17	10110651170013111 5	HERITAGE CAPITA L INVESTMENTS L LC	6300 JEFFER SON ST NE S UITE 102	ALB UQ UE RQ UE	NM	87109	V	A1A	LT 38 PLAT OF SUNDANCE EST ATES UNIT 1- B (BEING A REPLAT OFLTS 3- 9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BU LK LAND PLAT OF SUNDANCE E STATES) CONT .1183 AC	0.11895512	97979
18	10110650491283030 4	AMGO PROPERTIE S LLC	4461 IRVING RD NW	ALB UQ UE RQ UE	NM	87114	V	A1A	TR 3 BULK LAND PLAT OF SUND ANCE ESTATES CONT 26.5327 AC	26.534546 56	103195
19	10110651460203102 1	HERITAGE CAPITA L INVESTMENTS L LC	6300 JEFFER SON ST NE S UITE 102	ALB UQ UE RQ UE	NM	87109	V	A1A	LT 21- P1 BLK 5 PLAT OF SUNDANCE E STATES UNIT 1CONT .1085 AC	0.10863067	120550
20	10110651420203102 0	HERITAGE CAPITA L INVESTMENTS L LC	6300 JEFFER SON ST NE S UITE 102	ALB UQ UE RQ UE	NM	87109	V	A1A	LT 20- P1 BLK 5 PLAT OF SUNDANCE E STATES UNIT 1CONT .1085 AC	0.10861 89	120551

21	10110 65137 02031 019	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 19- P1 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108626896	120552
22	10110 65113 00131 114	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 39 PLAT OF SUNDANCE ESTATES UNIT 1- B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1183 AC	0.118949602	142075
23	10110 65108 00131 113	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 40 PLAT OF SUNDANCE ESTATES UNIT 1- B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1183 AC	0.118953193	142076
24	10110 65104 00131 112	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 41 PLAT OF SUNDANCE ESTATES UNIT 1- B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1183 AC	0.118951212	142077
25	10110 65099 00131 111	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 42 PLAT OF SUNDANCE ESTATES UNIT 1- B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1183 AC	0.118977765	142078
26	10110 65213 11630 114	CLARK THOMAS H C/O IRMA E CLARK	7320 WILLOW WOOD DR NW	ALBUQUERQUE	NM	87120	V	A1A	*25A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	0.436470106	97123
27	10110 65128 00131 117	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 36 PLAT OF SUNDANCE ESTATES UNIT 1- B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1184 AC	0.118959984	97977
28	10110 65122 00131 116	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 37 PLAT OF SUNDANCE ESTATES UNIT 1- B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1183 AC	0.118951499	97978
29	10110 65117 00131 115	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 38 PLAT OF SUNDANCE ESTATES UNIT 1- B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1183 AC	0.118951512	97979
30	10110 65213 10630 101	YOUDAS DOROTHY R	1700 TRACY ST	ENDICOTT	NY	13760	V	A1A	*25B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	0.451296077	101054
31	10110 65192 21030 313	COUNTY OF BERNALILLO C/O COUNTY MANAGER	1 CIVIC PLAZA NW	ALBUQUERQUE	NM	87102	V	A1A	FUTURE PROPOSED R/W OF RE PLAT OF TR H LANDS OF HORIZON CORPPARADISE HILLS DEVELOPMENT CORP CONT 0.5344 AC	0.592588633	102174

32	101106504912830304	AMGO PROPERTIES LLC	4461 IRVING RD NW	ALBUQUERQUE	NM	87114	V	A1A	TR 3 BULK LAND PLAT OF SUNDANCE ESTATES CONT 26.5327 AC	26.534546 56	103195
33	101106521207640101	DAYHOFF ERIC E & BRENDA DAYHOFF SMITH	1437 WILKES WAY SE	RIO RANCHO	NM	87124	V	A1A	*24B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	0.389594 1	104097
34	101106533403540720	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TRACT A1 REPL OF PARADISE BLUFF TR A PARADISE BLUFF TRS A1 A2A A2B A2C CONT 56.2299 AC M/L	56.214098 04	111967
35	101106514602031021	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 21- P1 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108630 67	120550
36	101106514202031020	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 20- P1 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108618 89	120551
37	101106513702031019	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 19- P1 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108628 96	120552
38	101106511300131114	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 39 PLAT OF SUNDANCE ESTATES UNIT 1- B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1183 AC	0.118946 02	142075
39	101106510800131113	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 40 PLAT OF SUNDANCE ESTATES UNIT 1- B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1183 AC	0.118953 19	142076
40	101106510400131112	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 41 PLAT OF SUNDANCE ESTATES UNIT 1- B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1183 AC	0.118951 12	142077
41	101106509900131111	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 42 PLAT OF SUNDANCE ESTATES UNIT 1- B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1183 AC	0.118976 5	142078
42	101106509400131110	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 43 PLAT OF SUNDANCE ESTATES UNIT 1- B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1183 AC	0.119101 65	142079
43	101106508900231	PRINZO MICHAEL J & JESSICA L	3832 BAY HILL LP SE	RIO RANCHO	NM	87124	V	A1A	LT 44 PLAT OF SUNDANCE ESTATES UNIT 1- B (BEING A REPLAT OFLTS 3-	0.255 99	142080

	109			HO					9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BU LK LAND PLAT OF SUNDANCE E STATES) CONT .2525 AC	58 7	
44	10110 65144 07130 824	BAZAR WILLIAM D & TANYA L	5628 RED RIV ER RD NW	ALB UQ UE RQ UE	NM	87120	R	A 1 A	LT 24 BLK 3 PLAT OF SUNDANC E ESTATES UNIT 1CONT .1205 A C	0.1 20 38 99 7	1444 58
45	10110 65115 07230 802	BALLARD JAMES K	5659 BALD E AGLE RD NW	ALB UQ UE RQ UE	NM	87114	R	A 1 A	LT 2 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1320 AC	0.1 31 85 69	1444 59
46	10110 65137 07130 825	FULLER HOMES IN C	PO BOX 1390 0	ALB UQ UE RQ UE	NM	87192	R	A 1 A	LT 25 BLK 3 PLAT OF SUNDANC E ESTATES UNIT 1CONT .1730 A C	0.1 72 86 71 1	1444 60
47	10110 65095 07530 645	VALDEZ ANNA M	9539 SUN DA NCER DR NW	ALB UQ UE RQ UE	NM	87114	R	A 1 A	LT 5 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.1 08 31 79 9	1444 61
48	10110 65189 07830 611	GUTIERREZ RAY R	6905 ZARZAM ORA NW	ALB UQ UE RQ UE	NM	87114	V	A 1 A	LT 39 BLK 1 PLAT OF SUNDANC E ESTATES UNIT 1CONT .1084 A C	0.1 10 90 21 8	1444 62
49	10110 65127 03530 909	HERITAGE CAPITA L INVESTMENTS L LC	6300 JEFFER SON ST NE S UITE 102	ALB UQ UE RQ UE	NM	87109	V	A 1 A	LT 9- P1 BLK 4 PLAT OF SUNDANCE E STATES UNIT 1CONT .1085 AC	0.1 08 32 94 5	1445 55
50	10110 65122 03530 908	HERITAGE CAPITA L INVESTMENTS L LC	6300 JEFFER SON ST NE S UITE 102	ALB UQ UE RQ UE	NM	87109	V	A 1 A	LT 8- P1 BLK 4 PLAT OF SUNDANCE E STATES UNIT 1CONT .1194 AC	0.1 19 08 34	1445 56
51	10110651 32020310 18	HERITAGE CAPITAL I NVESTMENTS LLC	6300 JEFFE RSON ST N E SUITE 10 2	ALB UQU ERQ UE	NM	87109	V	A1 A	LT 18- P1 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0. 10 86 21 68	1 4 4 7 3 5
52	10110651 28020310 17	HERITAGE CAPITAL I NVESTMENTS LLC	6300 JEFFE RSON ST N E SUITE 10 2	ALB UQU ERQ UE	NM	87109	V	A1 A	LT 17- P1 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0. 10 86 31 85	1 4 4 7 3 6
53	10110651 23020310 16	HERITAGE CAPITAL I NVESTMENTS LLC	6300 JEFFE RSON ST N E SUITE 10 2	ALB UQU ERQ UE	NM	87109	V	A1 A	LT 16- P1 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1086 AC	0. 10 87 50 41	1 4 4 7 3 7
54	10110651 19020310 15	HERITAGE CAPITAL I NVESTMENTS LLC	6300 JEFFE RSON ST N E SUITE 10 2	ALB UQU ERQ UE	NM	87109	V	A1 A	LT 15- P1 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1115 AC	0. 11 17 94 59	1 4 4 7 3 8
55	10110651 14020310 14	HERITAGE CAPITAL I NVESTMENTS LLC	6300 JEFFE RSON ST N E SUITE 10 2	ALB UQU ERQ UE	NM	87109	V	A1 A	LT 14- P1 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1552 AC	0. 15 56 30 19	1 4 4 7 3

											9
56	10110651 07021310 13	HERITAGE CAPITAL I NVESTMENTS LLC	6300 JEFFE RSON ST N E SUITE 10 2	ALB UQU ERQ UE	N M	8 7 1 0 9	V	A1 A	LT 13- P1 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .2259 AC	0. 22 64 06 27	1 4 4 7 4 0
57	10110650 95029310 10	NEWMAN HOLLY WE LSH	9516 CACH E CREEK D R NW	ALB UQU ERQ UE	N M	8 7 1 1 4	R	A1 A	LT 10 BLK 5 PLAT OF SUNDANCE ESTAT ES UNIT 1CONT .1136 AC	0. 11 34 85 05	1 4 4 7 4 1
58	10110650 79005311 08	PRINZO MICHAEL J & JESSICA L	3832 BAY H ILL LP SE	RIO RAN CHO	N M	8 7 1 2 4	V	A1 A	LT 45 PLAT OF SUNDANCE ESTATES UNI T 1-B (BEING A REPLAT OFLTS 3- 9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDA NCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .5972 A C	0. 60 56 15 88	1 4 4 7 4 2
59	10110650 92009310 44	HERITAGE CAPITAL I NVESTMENTS LLC	6300 JEFFE RSON ST N E SUITE 10 2	ALB UQU ERQ UE	N M	8 7 1 0 9	V	A1 A	LT 2 PLAT OF SUNDANCE ESTATES UNI T 1-B (BEING A REPLAT OFLTS 3- 9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDA NCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1075 A C	0. 10 71 76 98	1 4 4 7 4 3
60	10110651 91010310 24	SOUTHWEST DEVEL OPMENT GROUP LLC	PO BOX 93 906	ALB UQU ERQ UE	N M	8 7 1 9 9	V	A1 A	LT 22 PLAT OF SUNDANCE ESTATES UNI T 1-B (BEING A REPLAT OFLTS 3- 9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDA NCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1165 A C	0. 11 64 64 14	1 4 4 7 4 4
61	10110651 32072308 26	FULLER HOMES INC	PO BOX 13 900	ALB UQU ERQ UE	N M	8 7 1 9 2	R	A1 A	LT 26 BLK 3 PLAT OF SUNDANCE ESTAT ES UNIT 1CONT .2049 AC	0. 20 47 23 31	1 4 4 7 4 5
62	10110651 11075308 01	CRANE GAIL B	5663 BALD EAGLE RD NW	ALB UQU ERQ UE	N M	8 7 1 1 4	R	A1 A	LT 1 BLK 3 PLAT OF SUNDANCE ESTATE S UNIT 1CONT .1438 AC	0. 14 33 74 95	1 4 4 7 4 6
63	10110650 98078306 44	JOHNSON LOUIE R & SHERIE L	9543 SUN D ANCER DR NW	ALB UQU ERQ UE	N M	8 7 1 1 4	R	A1 A	LT 6 BLK 1 PLAT OF SUNDANCE ESTATE S UNIT 1CONT .1085 AC	0. 10 83 29 63	1 4 4 7 4 7
64	10110651 27077308 27	NANCE ROSALENA	5640 RED R IVER RD N W	ALB UQU ERQ UE	N M	8 7 1 1 4	R	A1 A	LT 27 BLK 3 PLAT OF SUNDANCE ESTAT ES UNIT 1CONT .1503 AC	0. 15 01 50 4	1 4 4 7 4 8
65	10110651 89082306 12	FULLER HOMES INC	PO BOX 13 900	ALB UQU ERQ UE	N M	8 7 1 9 2	V	A1 A	LT 38 BLK 1 PLAT OF SUNDANCE ESTAT ES UNIT 1CONT .1084 AC	0. 11 07 99 41	1 4 4 7 4 9
66	10110651 73084307 09	HERITAGE CAPITAL I NVESTMENTS LLC	6300 JEFFE RSON ST N E SUITE 10 2	ALB UQU ERQ UE	N M	8 7 1 0 9	V	A1 A	LT 18 BLK 2 PLAT OF SUNDANCE ESTAT ES UNIT 1CONT .1175 AC	0. 11 72 43 14	1 4 4 7 5 0
67	10110651	HERITAGE CAPITAL I	6300 JEFFE	ALB	N	8	V	A1	LT 19 BLK 2 PLAT OF SUNDANCE ESTAT	0.	1

	6308430708	NVESTMENTS LLC	RSON NE SUITE 102	UQUERQUE	M	7109		A	ES UNIT 1CONT .1245 AC	1242767575	4475151
68	1011065101082306 43	DAVIS MIKE	9547 SUN DANCER DR NW	ALB UQUERQUE	NM	871114	R	A1A	LT 7 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108327 61	1447752
69	1011065123080308 28	TA BRENDAZ	5644 RED RIVER RD NW	ALB UQUERQUE	NM	871114	R	A1A	LT 28 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1503 AC	0.150142 51	1447753
70	1011065189087306 13	SWEZY CHRISTOPHER J & SARA B	2120 UTAH ST NW	ALB UQUERQUE	NM	871110	R	A1A	LT 37 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.110710 86	1447754
71	1011065119084308 29	FULLER HOMES INC	PO BOX 13 900	ALB UQUERQUE	NM	871192	R	A1A	LT 29 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1473 AC	0.147008 37	1447755
72	1011065104085306 42	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALB UQUERQUE	NM	871109	V	A1A	LT 8 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108328 83	1447756
73	1011065173089307 10	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALB UQUERQUE	NM	871109	V	A1A	LT 17 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1088 AC	0.108636 86	1447757
74	1011065143084307 01	ABHRAHAM JESSEE	9601 RED RIVER CT NW	ALB UQUERQUE	NM	871114	R	A1A	LT 26 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .2394 AC	0.238694 58	1447758
75	1011065186010310 25	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93 906	ALB UQUERQUE	NM	871199	V	A1A	LT 21 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.119479 4	1447778
76	1011065181010310 26	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93 906	ALB UQUERQUE	NM	871199	V	A1A	LT 20 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.119508 52	1447779
77	1011065178010310 27	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93 906	ALB UQUERQUE	NM	871199	V	A1A	LT 19 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.119535 84	1447780
78	1011065174010310 28	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93 906	ALB UQUERQ	NM	871	V	A1A	LT 18 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDA	0.1195	1444

				UE		99			NCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 A C	6997	781
79	1011065169010310 29	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93906	ALBUQUERQUE	NM	871999	V	A1A	LT 17 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 A C	0.119592 32	1447822
80	1011065164010310 30	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93906	ALBUQUERQUE	NM	871999	V	A1A	LT 16 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 A C	0.119619 69	1447833
81	1011065159010310 31	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93906	ALBUQUERQUE	NM	871999	V	A1A	LT 15 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 A C	0.119648 4	1447844
82	1011065148010310 33	SOUTHWEST DEVELOPMENT LLC	PO BOX 93906	ALBUQUERQUE	NM	871999	V	A1A	LT 13 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 A C	0.119323 04	1447855
83	1011065153010310 32	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93906	ALBUQUERQUE	NM	871999	V	A1A	LT 14 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 A C	0.119606 4	1447866
84	1011065144010310 34	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93906	ALBUQUERQUE	NM	871999	V	A1A	LT 12 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 A C	0.119315 12	1447877
85	1011065138010310 35	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93906	ALBUQUERQUE	NM	871999	V	A1A	LT 11 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 A C	0.119303 33	1447888
86	1011065133010310 36	SOUTHWEST DEVELOPMENT GROUP LLC	PO BOX 93906	ALBUQUERQUE	NM	871999	V	A1A	LT 10 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 A C	0.119294 37	1447899
87	1011065189032306 01	BASS STEVEN W & ANDREA R	9524 JACKS CREEK RD NW	ALBUQUERQUE	NM	871114	R	A1A	LT 49 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1380 AC	0.142466 15	1447900
88	1011065098033310 11	STILLBROOKE HOMES INC	8801 JEFFERSON NE BLDG A	ALBUQUERQUE	NM	871113	R	A1A	LT 11 BLK 5 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1234 AC	0.123335 58	1447912
89	1011065189038306 02	STILLBROOKE HOMES INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE	NM	871113	V	A1A	LT 48 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.111822 39	1447919

											3
90	10110651760353092020	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 20- P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1177 AC	0.117524 79	1447794
91	10110651720353091919	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 19- P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108319 77	1447795
92	10110651670353091818	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 18- P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108321 29	1447796
93	10110651630353091717	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 17- P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108326 71	1447797
94	10110651580353091616	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 16- P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108328 27	1447798
95	10110651540353091515	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 15- P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108327 51	1447799
96	10110651490353091414	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 14- P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108327 48	1448000
97	10110651440353091313	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 13- P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108328 44	1448001
98	10110651400353091212	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 12- P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108321 81	1448002
99	10110651350353091111	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 11- P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108322 81	1448003
100	10110651310353091010	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 10- P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108331 41	1448004
101	10110651	HERITAGE CAPITAL I	6300 JEFFE	ALB	N	8	V	A1	LT 7 PLAT OF SUNDANCE ESTATES UNI	0.	1

	1701031039	NVESTMENTS LLC	RSON ST N E SUITE 102	UQUERQUE	M	7109		A	T 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	119253 21	4480 5
102	1011065113010310 40	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 6 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.119241 14	14480 6
103	1011065108010310 41	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 5 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.119239 54	14480 7
104	1011065103010310 42	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 4 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.119225 12	14480 8
105	1011065105045309 04	LUCERO JESSICA A	5667 BLUE FEATHER AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LT 4-P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1205 AC	0.120368 58	14480 9
106	1011065176046309 21	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 21 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1298 AC	0.129630 72	14481 0
107	1011065172046309 22	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 22 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1188 AC	0.118641 33	14481 1
108	1011065167046309 23	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 23 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1188 AC	0.118648 91	14481 2
109	1011065163046309 24	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 24 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1188 AC	0.118639 12	14481 3
110	1011065158046309 25	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 25 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1188 AC	0.118643 88	14481 4
111	1011065154046309 26	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 26 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1188 AC	0.118647 34	14481 5
112	1011065149046309 27	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 10	ALBUQUERQ	NM	871	V	A1A	LT 27 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1188 AC	0.1186	144

			2	UE			09				3455	816
113	1011065144046309 28	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871109	V	A1A	LT 28 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1188 AC	0.118643 89	1448 17
114	1011065140046309 29	CHAVEZ SAUNDRA	5632 BALD EAGLE RD NW	ALBUQUERQUE	NM	871114	R	A1A	LT 29 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1188 AC	0.118646 91	1448 18
115	1011065135046309 30	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871109	V	A1A	LT 30 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1320 AC	0.131819 24	1448 19
116	1011065131046309 31	MARTINEZ BERNADETTE TRUSTEE MARTINEZ RVT	PO BOX 30 172	ALBUQUERQUE	NM	871190	R	A1A	LT 31 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1395 AC	0.131825 92	1448 20
117	1011065127046309 32	MARTINEZ LINDA & EDUARDO CAMACHO	5644 BALD EAGLE RD NW	ALBUQUERQUE	NM	871114	R	A1A	LT 32 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1395 AC	0.139373 65	1448 21
118	1011065120047309 33	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871109	V	A1A	LT 33 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1548 AC	0.154409 5	1448 22
119	1011065189051306 05	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871102	V	A1A	LT 45 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.111519 47	1448 23
120	1011065101048309 03	TORRES AMY B	8619 ALTA LOMA LN NE	ALBUQUERQUE	NM	871113	R	A1A	LT 3-P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1205 AC	0.120359 94	1448 24
121	1011065115049309 34	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871109	V	A1A	LT 34 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1227 AC	0.122592 65	1448 25
122	1011065051016311 31	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	871103	V	A1A	TR 6-A PLAT OF SUNDANCE ESTATES UNIT 1 CONT 3.7389 AC	3.740029 47	1448 26
123	1011065097052309 02	TAYLOR CHAD WILLIAM & ROZENEH	5675 BLUE FEATHER AVE NW	ALBUQUERQUE	NM	871114	R	A1A	LT 2-P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1205 AC	0.120359 61	1448 2

											7
124	10110651 11052309 35	CAPITAL ALLIANCE I NVESTMENTS LLC	6300 JEFFE RSON ST N E SUITE 10 2	ALB UQU ERQ UE	N M	8 7 1 0 9	V	A1 A	LT 35 BLK 4 PLAT OF SUNDANCE ESTAT ES UNIT 1CONT .1206 AC	0. 12 04 37 69	1 4 4 8 2 8
125	10110651 89056306 06	HERITAGE CAPITAL I NVESTMENTS LLC	6300 JEFFE RSON ST N E SUITE 10 2	ALB UQU ERQ UE	N M	8 7 1 0 2	V	A1 A	LT 44 BLK 1 PLAT OF SUNDANCE ESTAT ES UNIT 1CONT .0977 AC	0. 11 14 18 1	1 4 4 8 2 9
126	10110651 67046309 23	HERITAGE CAPITAL I NVESTMENTS LLC	6300 JEFFE RSON ST N E SUITE 10 2	ALB UQU ERQ UE	N M	8 7 1 0 9	V	A1 A	LT 23 BLK 4 PLAT OF SUNDANCE ESTAT ES UNIT 1CONT .1188 AC	0. 11 86 48 91	1 4 4 8 1 2
127	10110651 63046309 24	HERITAGE CAPITAL I NVESTMENTS LLC	6300 JEFFE RSON ST N E SUITE 10 2	ALB UQU ERQ UE	N M	8 7 1 0 9	V	A1 A	LT 24 BLK 4 PLAT OF SUNDANCE ESTAT ES UNIT 1CONT .1188 AC	0. 11 86 39 12	1 4 4 8 1 3
128	10110651 58046309 25	CAPITAL ALLIANCE I NVESTMENTS LLC	6300 JEFFE RSON ST N E SUITE 10 2	ALB UQU ERQ UE	N M	8 7 1 0 9	V	A1 A	LT 25 BLK 4 PLAT OF SUNDANCE ESTAT ES UNIT 1CONT .1188 AC	0. 11 86 43 88	1 4 4 8 1 4
129	10110651 54046309 26	CAPITAL ALLIANCE I NVESTMENTS LLC	6300 JEFFE RSON ST N E SUITE 10 2	ALB UQU ERQ UE	N M	8 7 1 0 9	V	A1 A	LT 26 BLK 4 PLAT OF SUNDANCE ESTAT ES UNIT 1CONT .1188 AC	0. 11 86 47 34	1 4 4 8 1 5
130	10110651 49046309 27	CAPITAL ALLIANCE I NVESTMENTS LLC	6300 JEFFE RSON ST N E SUITE 10 2	ALB UQU ERQ UE	N M	8 7 1 0 9	V	A1 A	LT 27 BLK 4 PLAT OF SUNDANCE ESTAT ES UNIT 1CONT .1188 AC	0. 11 86 34 55	1 4 4 8 1 6
131	10110651 44046309 28	CAPITAL ALLIANCE I NVESTMENTS LLC	6300 JEFFE RSON ST N E SUITE 10 2	ALB UQU ERQ UE	N M	8 7 1 0 9	V	A1 A	LT 28 BLK 4 PLAT OF SUNDANCE ESTAT ES UNIT 1CONT .1188 AC	0. 11 86 43 89	1 4 4 8 1 7
132	10110651 40046309 29	CHAVEZ SAUNDRA	5632 BALD EAGLE RD NW	ALB UQU ERQ UE	N M	8 7 1 1 4	R	A1 A	LT 29 BLK 4 PLAT OF SUNDANCE ESTAT ES UNIT 1CONT .1188 AC	0. 11 86 46 91	1 4 4 8 1 8
133	10110651 35046309 30	CAPITAL ALLIANCE I NVESTMENTS LLC	6300 JEFFE RSON ST N E SUITE 10 2	ALB UQU ERQ UE	N M	8 7 1 0 9	V	A1 A	LT 30 BLK 4 PLAT OF SUNDANCE ESTAT ES UNIT 1CONT .1320 AC	0. 13 18 19 24	1 4 4 8 1 9
134	10110651 31046309 31	MARTINEZ BERNADE TTE TRUSTEE MARTI NEZ RVT	PO BOX 30 172	ALB UQU ERQ UE	N M	8 7 1 9 0	R	A1 A	LT 31 BLK 4 PLAT OF SUNDANCE ESTAT ES UNIT 1CONT .1395 AC	0. 13 18 25 92	1 4 4 8 2 0
135	10110651	MARTINEZ LINDA & E	5644 BALD	ALB	N	8	R	A1	LT 32 BLK 4 PLAT OF SUNDANCE ESTAT	0.	1

	2704630932	DUARDO CAMACHO	EAGLE RD NW	UQUERQUE	M	7114		A	ES UNIT 1CONT .1395 AC	139373 65	448211
136	1011065120047309 33	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 33 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1548 AC	0.154409 5	144822
137	1011065189051306 05	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87102	V	A1A	LT 45 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.111519 47	144823
138	1011065101048309 03	TORRES AMY B	8619 ALTA LOMA LN NE	ALBUQUERQUE	NM	87113	R	A1A	LT 3- P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1205 AC	0.120359 94	144824
139	1011065115049309 34	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 34 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1227 AC	0.122592 65	144825
140	1011065051016311 31	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR 6- A PLAT OF SUNDANCE ESTATES UNIT 1 CONT 3.7389 AC	3.740029 47	144826
141	1011065097052309 02	TAYLOR CHAD WILLIAM & ROZENEH	5675 BLUE FEATHER AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LT 2- P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1205 AC	0.120359 61	144827
142	1011065111052309 35	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 35 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1206 AC	0.120437 69	144828
143	1011065189056306 06	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87102	V	A1A	LT 44 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .0977 AC	0.111418 1	144829
144	1011065093055309 01	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 1- P1 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1174 AC	0.117147 68	144830
145	1011065108056309 36	CASTELL LESA	5660 BALD EAGLE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 36 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1205 AC	0.120368 17	144831
146	1011065189060306 07	PRINZO JAMES F & CAROL A	3901 BAY HILL LP SE	RIO RANCHO	NM	871	V	A1A	LT 43 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.1113	144

						24				1748	832
147	1011065104059309 37	ARNOLD SANDRA	5664 BALD EAGLE RD NW	ALBUQUERQUE	NM	871114	R	A1A	LT 37 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1205 AC	0.120359 64	1448333
148	1011065176061308 16	JOHNS BRIAN L	5601 BALD EAGLE RD NW	ALBUQUERQUE	NM	871114	R	A1A	LT 16 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1177 AC	0.117518 05	1448334
149	1011065172061308 15	FULLER HOMES INC	PO BOX 13 900	ALBUQUERQUE	NM	871192	R	A1A	LT 15 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108333 53	1448335
150	1011065167061308 14	MASCARENAS ELOY A & RAMONA A	1509 CANYON TRL SW	ALBUQUERQUE	NM	871121	R	A1A	LT 14 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108323 72	1448336
151	1011065163061308 13	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871109	V	A1A	LT 13 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108328 58	1448337
152	1011065158061308 12	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871109	V	A1A	LT 12 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108322 9	1448338
153	1011065154061308 11	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871109	V	A1A	LT 11 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108318 87	1448339
154	1011065149061308 10	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871109	V	A1A	LT 10 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108330 49	1448340
155	1011065144061308 09	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871109	V	A1A	LT 9 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108325 55	1448341
156	1011065082061306 49	COLLINS SAMUEL K JR	65 CANYON RIDGE DR	SANDIA PARK	NM	870447	R	A1A	LT 1 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1174 AC	0.112732 34	1448342
157	1011065140061308 08	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871109	V	A1A	LT 8 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108326 59	144884

											3
158	10110651350613080707	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 7 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108326 14	1448444
159	10110651310613080606	GUTIERREZ CONNIE G	5643 BALD EAGLE RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 6 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108324 61	1448445
160	10110651000623093838	MAESE ANDREW	1802 ARIZONA ST NE	ALBUQUERQUE	NM	87110	R	A1A	LT 38 BLK 4 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1174 AC	0.117236 46	1448446
161	10110651890643060808	ARCHIBEQUE GERALD P & LISA L & KATHLEEN A BATTAGLIA	9552 JACKS CREEK RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 42 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.111213 54	1448447
162	10110651260613080805	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 5 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1804 AC	0.179907 15	1448448
163	10110651890743061010	GONZAGOWSKI GLORIA A	9560 JACKS CREEK DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 40 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.111015 41	1448449
164	10110650910713064646	SKILES JONATHON & JILL	9535 SUN DANCER DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 4 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108324 66	1448450
165	10110651760713081717	CHAPMAN PAUL R	2645 BRIAR WOOD DR	SAN JOSE	CA	95125	R	A1A	LT 17 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1183 AC	0.118053 71	1448451
166	10110651720713081818	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 18 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108325 8	1448452
167	10110651670713081919	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 19 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108325 8	1448453
168	10110651630713082020	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 20 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108322 63	1448454
169	10110651	HERITAGE CAPITAL I	6300 JEFFE	ALB	N	8	V	A1	LT 21 BLK 3 PLAT OF SUNDANCE ESTAT	0.	1

	5807130821	NVESTMENTS LLC	RSON ST N E SUITE 102	UQUERQUE	M	7109		A	ES UNIT 1CONT .1085 AC	10833104	4485 5
170	1011065154071308 22	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST N E SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 22 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832284	1448 56
171	1011065149071308 23	LEMON BRYANT WILLIAM SR & PEGGY SCHWARTZ LEMON TRUSTEES LEMON RVT	345 CHIMAJA RD	CORRALES	NM	87048	R	A1A	LT 23 BLK 3 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1205 AC	0.12035 91	1448 57
172	1011065164089307 07	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST N E SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 20 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1210 AC	0.12093 42	1448 71
173	1011065107088306 41	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST N E SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 9 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832354	1448 72
174	1011065189091306 14	FULLER HOMES INC	PO BOX 13900	ALBUQUERQUE	NM	87192	V	A1A	LT 36 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.11059302	1448 73
175	1011065145090307 02	CULP COLBY J & LEISA GARCIA-CULP	9605 RED RIVER CT NW	ALBUQUERQUE	NM	87114	R	A1A	LT 25 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1800 AC	0.17985053	1448 74
176	1011065173093307 11	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST N E SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 16 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1088 AC	0.10865647	1448 75
177	1011065110091306 40	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST N E SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 10 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.10832785	1448 76
178	1011065131092307 26	STILLBROOKE HOMES INC	8801 JEFFERSON NE BLDG A	ALBUQUERQUE	NM	87113	R	A1A	LT 1 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1174 AC	0.11723797	1448 77
179	1011065189096306 15	STILLBROOKE HOMES INC	8801 JEFFERSON NE BLDG A	ALBUQUERQUE	NM	87113	R	A1A	LT 35 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.11050008	1448 78
180	1011065113095306 39	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST N E SUITE 10	ALBUQUERQ	NM	871	V	A1A	LT 11 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.1083	144 4

			2	UE		09				2534	879
181	1011065173098307 12	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871109	V	A1A	LT 15 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1088 AC	0.108657 44	1448800
182	1011065134096307 25	STILLBROOKE HOMES INC	8801 JEFFERSON NE BLDG A	ALBUQUERQUE	NM	871113	R	A1A	LT 2 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1103 AC	0.110107 48	1448811
183	1011065147096307 03	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871109	V	A1A	LT 24 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1513 AC	0.151110 9	1448822
184	1011065189101306 16	STILLBROOKE HOMES INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE	NM	871113	V	A1A	LT 34 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.110387 6	1448833
185	1011065116098306 38	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871109	V	A1A	LT 12 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108325 3	1448844
186	1011065137099307 24	LIU JINGYU	9608 SUN DANCER DR NW	ALBUQUERQUE	NM	871114	R	A1A	LT 3 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1103 AC	0.110115 28	1448855
187	1011065173102307 13	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871109	V	A1A	LT 14 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1088 AC	0.108653 67	1448866
188	1011065164096307 06	MESA JOHN ANTHONY	9608 RED RIVER CT NW	ALBUQUERQUE	NM	871114	R	A1A	LT 21 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1988 AC	0.196562 02	1448887
189	1011065119102306 37	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871109	V	A1A	LT 13 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108328 42	1448888
190	1011065189105306 17	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871109	V	A1A	LT 33 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.110285 72	1448899
191	1011065140102307 23	STILLBROOKE HOMES INC	8801 JEFFERSON NE BLDG A	ALBUQUERQUE	NM	871113	R	A1A	LT 4 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1103 AC	0.110099 86	1448899

											0
192	1011065173107307 14	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 13 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1088 AC	0.1086 6193	1448911
193	1011065161103307 05	ZUNIGA JOE & KRISTIN	9612 RED RIVER CT NW	ALBUQUERQUE	NM	87114	R	A1A	LT 22 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .2747 AC	0.2744 2685	1448922
194	1011065152101307 04	STILLBROOKE HOMES INC	8801 JEFFERSON NE BLDG A	ALBUQUERQUE	NM	87113	V	A1A	LT 23 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .2065 AC	0.2063 1658	1448933
195	1011065122105306 36	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 14 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.1083 2489	1448944
196	1011065143106307 22	LEWIS SANTEE	9616 SUN DANCER DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 5 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1103 AC	0.1101 1591	1448955
197	1011065189109306 18	STILLBROOKE HOMES INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE	NM	87113	V	A1A	LT 32 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1084 AC	0.1101 9989	1448966
198	1011065125108306 35	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 15 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.1083 2899	1448977
199	1011065146109307 21	STILLBROOKE HOMES INC	8801 JEFFERSON NE BLDG A	ALBUQUERQUE	NM	87113	V	A1A	LT 6 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1103 AC	0.1101 0295	1448988
200	1011065128112306 34	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 16 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.1083 279	1448999
201	1011065189114306 19	JOHNSON KEVIN & JANA	9628 JACKS CREEK DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 31 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1338 AC	0.1362 9178	1449000
202	1011065176114307 15	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 12 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1193 AC	0.1188 4904	1449011
203	10110651	HERITAGE CAPITAL I	6300 JEFFE	ALB	N	8	V	A1	LT 11 BLK 2 PLAT OF SUNDANCE ESTAT	0.	1

	7111430716	NVESTMENTS LLC	RSON ST N E SUITE 102	UQUERQUE	M	7109		A	ES UNIT 1CONT .1205 AC	1203631 7	449021
204	1011065166114307 17	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST N E SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 10 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1205 AC	0.120361 49	144903
205	1011065161114307 18	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST N E SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 9 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1205 AC	0.120365 18	144904
206	1011065156114307 19	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST N E SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 8 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1205 AC	0.120359 25	144905
207	1011065150114307 20	GORDON HILLARY & JASON B	9636 SUN DANCER DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 7 BLK 2 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1811 AC	0.180782 62	144906
208	1011065131115306 33	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST N E SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 17 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108328 45	144907
209	1011065134118306 32	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST N E SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 18 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108321 66	144908
210	1011065137121306 31	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST N E SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 19 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1085 AC	0.108326 41	144909
211	1011065189121306 20	SMITH HOWARD E & GLORIA G	9632 JACKS CREEK DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 30 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1760 AC	0.179379 11	144910
212	1011065140126306 30	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST N E SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 20 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1381 AC	0.137969 49	144911
213	1011065188128306 21	MADERO RODRIGO & RAEL CHARMAIN M	9636 JACKS CREEK RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 29 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .2731 AC	0.274363 31	144912
214	1011065193082306 50	SUNDANCE ESTATES HOMEOWNERS ASSOC (THE)	6300 JEFFERSON NE SUITE 102	ALBUQUERQ	NM	871	V	A1A	TR B PLAT OF SUNDANCE ESTATES UNIT 1CONT .5343 AC	0.6136	144

				UE		09				3519	913
215	1011065180129306 22	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 28 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1679 AC	0.16673135	1449144
216	1011065175130306 23	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 27 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1394 AC	0.13851397	1449155
217	1011065170130306 24	PALS JON P & LAURA E	9651 SUN DANCER DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 26 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1092 AC	0.10858077	1449166
218	1011065165130306 25	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 25 BLK 1 PLAT OF SUNDANCE ESTATES UNIT 1CONT .1092 AC	0.10858786	1449177
219	1011065098010310 43	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 3 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1194 AC	0.11946214	1454438
220	1011065078010311 07	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 46 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .3169 AC	0.30927925	1454439
221	1011065091012310 45	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 1 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1078 AC	0.10762144	1454400
222	1011065091016310 46	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 52 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1125 AC	0.11170868	1454411
223	1011065076015311 06	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 47 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .2467 AC	0.24687106	1454422
224	1011065176020310 23	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	TR A-1 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT 1.1228 AC	1.12443624	1454443
225	1011065076020311 05	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	8710	V	A1A	LT 48 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT	0.30700 3	14544

						9			OF SUNDANCE ESTATES) CONT .3074 A C	05	44
226	1011065100023310 48	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 53 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .2779 A C	0.27809918	145445
227	1011065092022310 47	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 51 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1944 A C	0.19446366	145446
228	1011065078029311 04	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	R	A1A	LT 49 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1999 A C	0.19996805	145447
229	1011065080034311 03	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 50 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1332 A C	0.13321398	145448
230	1011065191001311 30	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 23 PLAT OF SUNDANCE ESTATES UNIT 1-B (BEING A REPLAT OFLTS 3-9, 12, 23,24 & TR A UNIT 1 BLK 5 SUNDANCE ESTATES & TR5 BULK LAND PLAT OF SUNDANCE ESTATES) CONT .1155 A C	0.11574166	145449

OR CURRENT RESIDENT
101106510504530904
LUCERO JESSICA A
5667 BLUE FEATHER AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106513104630931
MARTINEZ BERNADETTE TRUSTEE
MARTINEZ RVT
PO BOX 30172
ALBUQUERQUE, NM 87190

OR CURRENT RESIDENT
101106516409630706
MESA JOHN ANTHONY
9608 RED RIVER CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106517013030624
PALS JON P & LAURA E
9651 SUN DANCER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106508900231109
PRINZO MICHAEL J & JESSICA L
3832 BAY HILL LP SE
RIO RANCHO, NM 87124

OR CURRENT RESIDENT
101106518600131129
SOUTHWEST DEVELOPMENT GROUP
LLC
PO BOX 93906
ALBUQUERQUE, NM 87199

OR CURRENT RESIDENT
101106518908730613
SWEZY CHRISTOPHER J & SARA B
2120 UTAH ST NW
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101106510104830903
TORRES AMY B
8619 ALTA LOMA LN NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101106516110330705
ZUNIGA JOE & KRISTIN
9612 RED RIVER CT NW
ALBUQUERQUE, NM 87114

Project# 1002632
CAPITAL ALLIANCE INVSTMENTS
11204 MONTGOMERY BLVD NE
STE 348
ALBUQUERQUE, NM 871111

OR CURRENT RESIDENT
101106518812830621
MADERO RODRIGO & RAEL
CHARMAIN M
9636 JACKS CREEK RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106512704630932
MARTINEZ LINDA & EDUARDO
CAMACHO
5644 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106512707730827
NANCE ROSALENA
5640 RED RIVER RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106516400131124
PINE STACY & PINE SCOTT
8260 RUIDOSO NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101106509107130646
SKILES JONATHON & JILL
9535 SUN DANCER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106509803331011
STILLBROOKE HOMES INC
8801 JEFFERSON NE BLDG A
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101106512308030828
TA BRENDAZ
5644 RED RIVER RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106509507530645
VALDEZ ANNA M
9539 SUN DANCER DR NW
ALBUQUERQUE, NM 87114

Project# 1002632
TIERRA WEST LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NM 87109

Project# 1002632
THORTON SCHWENK
Paradise Hills Civic Assoc.
5125 RUSSELL DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106510006230938
MAESE ANDREW
1802 ARIZONA ST NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101106516706130814
MASCARENAS ELOY A & RAMONA A
1509 CANYON TRL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101106509502931010
NEWMAN HOLLY WELSH
9516 CACHE CREEK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106518906030607
PRINZO JAMES F & CAROL A
3901 BAY HILL LP SE
RIO RANCHO, NM 87124

OR CURRENT RESIDENT
101106518912130620
SMITH HOWARD E & GLORIA G
9632 JACKS CREEK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106519308230650
SUNDANCE ESTATES HOMEOWNERS
ASSOC (THE)
6300 JEFFERSON NE SUITE 102
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101106509705230902
TAYLOR CHAD WILLIAM & ROZENEH
5675 BLUE FEATHER AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106521310630101
YOUDAS DOROTHY R
1700 TRACY ST
ENDICOTT, NY 13760

Project# 1002632
AMGO LLC &
4461 IRVING BLVD NW
ALBUQUERQUE, NM 87114

Project# 1002632
TOM ANDERSON
Paradise Hills Civic Assoc.
10013 PLUNKETT DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106514308430701
ABHRAHAM JESSEE
9601 RED RIVER CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106510405930937
ARNOLD SANDRA
5664 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106514407130824
BAZAR WILLIAM D & TANYA L
5628 RED RIVER RD NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101106517607130817
CHAPMAN PAUL R
2645 BRIARWOOD DR
SAN JOSE, CA 95125

OR CURRENT RESIDENT
101106508206130649
COLLINS SAMUEL K JR
65 CANYON RIDGE DR
SANDIA PARK, NM 87047

OR CURRENT RESIDENT
101106514509030702
CULP COLBY J & LEISA GARCIA-CULP
9605 RED RIVER CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106513707130825
FULLER HOMES INC
PO BOX 13900
ALBUQUERQUE, NM 87192

OR CURRENT RESIDENT
101106513106130806
GUTIERREZ CONNIE G
5643 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106517606130816
JOHNS BRIAN L
5601 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106514907130823
LEMON BRYANT WILLIAM SR & PEGGY SCHWARTZ LEMON TRUSTEES LEMON RVT
345 CHIMAJA RD
CORRALES, NM 87048

OR CURRENT RESIDENT
101006552005140725
AMGO PROPERTIES LLC
4461 IRVING RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106511507230802
BALLARD JAMES K
5659 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106517400131126
CAPITAL ALLIANCE INVESTMENTS LLC
6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101106514004630929
CHAVEZ SAUNDRA
5632 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106519221030313
COUNTY OF BERNALILLO C/O COUNTY MANAGER
1 CIVIC PLAZA NW
ALBUQUERQUE, NM 87102

OR CURRENT RESIDENT
101106510108230643
DAVIS MIKE
9547 SUN DANCER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106518907430610
GONZAGOWSKI GLORIA A
9560 JACKS CREEK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106518907830611
GUTIERREZ RAY R
6905 ZARZAMORA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106518911430619
JOHNSON KEVIN & JANA
9628 JACKS CREEK DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101106514310630722
LEWIS SANTEE
9616 SUN DANCER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106518906430608
ARCHIBEQUE GERALD P & LISA L & KATHLEEN A BATTAGLIA
9552 JACKS CREEK RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106518903230601
BASS STEVEN W & ANDREA R
9524 JACKS CREEK RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106510805630936
CASTELL LESA
5660 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106521311630114
CLARK THOMAS H C/O IRMA E CLARK
7320 WILLOW WOOD DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101106511107530801
CRANE GAIL B
5663 BALD EAGLE RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106521207640101
DAYHOFF ERIC E & BRENDA DAYHOFF SMITH
1437 WILKES WAY SE
RIO RANCHO, NM 87124

OR CURRENT RESIDENT
101106515011430720
GORDON HILLARY & JASON B
9636 SUN DANCER DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101106515102031022
HERITAGE CAPITAL INVESTMENTS LLC
6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101106509807830644
JOHNSON LOUIE R & SHERIE L
9543 SUN DANCER DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106513709930724
LIU JINGYU
9608 SUN DANCER DR NW
ALBUQUERQUE, NM 87114

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

February 17, 2009

Keli Krueger
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118

Dear Keli:

Thank you for your inquiry of **February 16, 2009** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – SUNDANCE ESTATES SUBDIVISION, PHASE 1A – ALL 166 LOTS, LOCATED ON LYON BOULEVARD NW BETWEEN PARADISE BOULEVARD NW AND PROPOSED UNSER BOULEVARD ALIGNMENT** zone map **B-11.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

PARADISE HILLS CIVIC ASSOC. (PHC) "R"
Thornton Schwenk
5125 Russell Dr. NW/87114 897-2382 (h) 459-9543 (c)
Tom Anderson
10013 Plunkett Dr. NW/87114 897-2593 (h) 304-0106 (c)

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) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER 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 neighborhood and/or homeowner 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 describes 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.
   d) 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.

Information from the Office of Neighborhood Coordination

The following information should always be in <u>each</u> application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] **ONC's "Official" Letter to the applicant *(if there are associations).* A copy must be submitted with application packet -OR-**

[ ] The ONC "Official" Letter *(if there are no associations).* A copy must be submitted with application packet.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

[X] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

Just a reminder - **Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

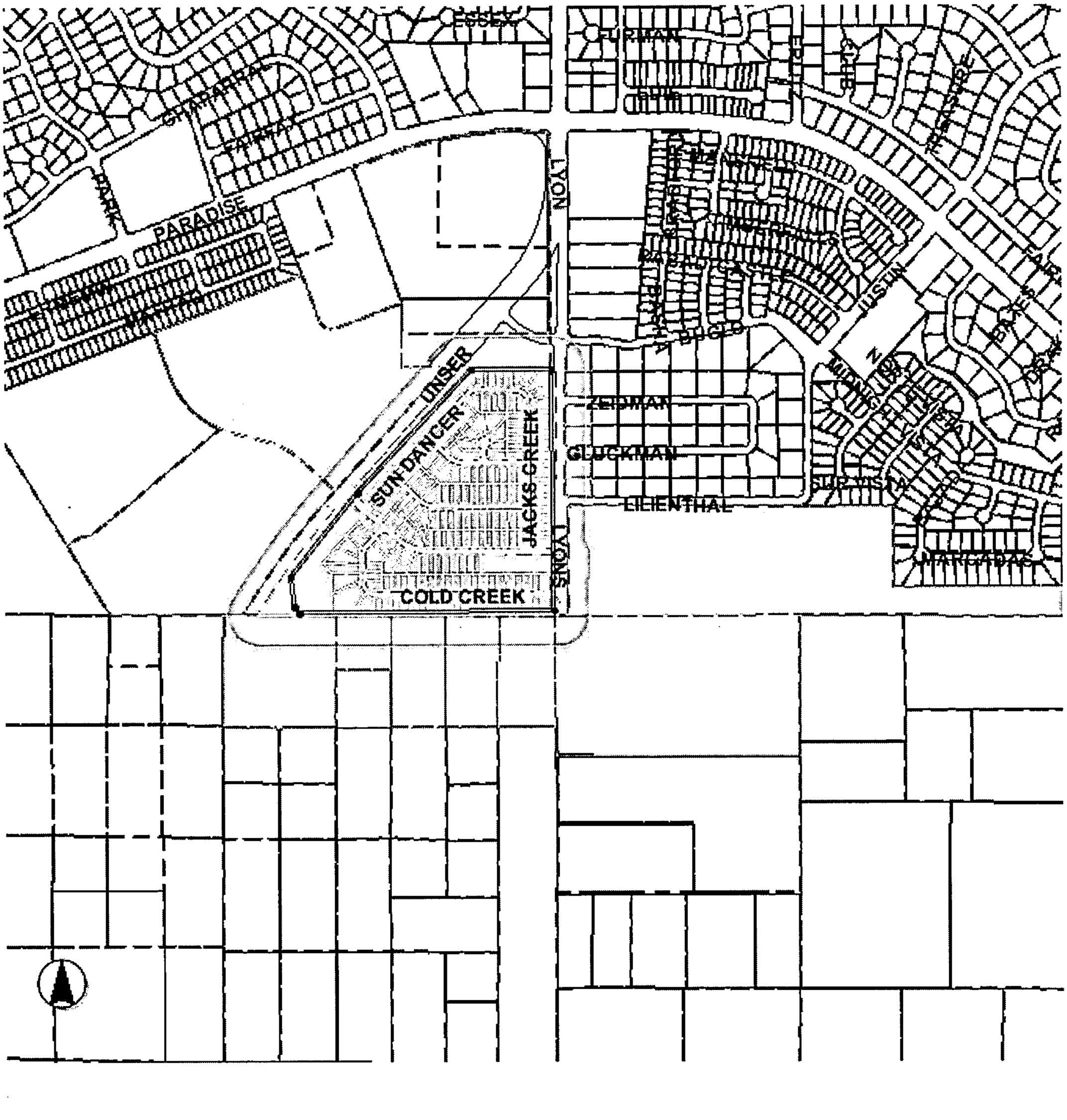
Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

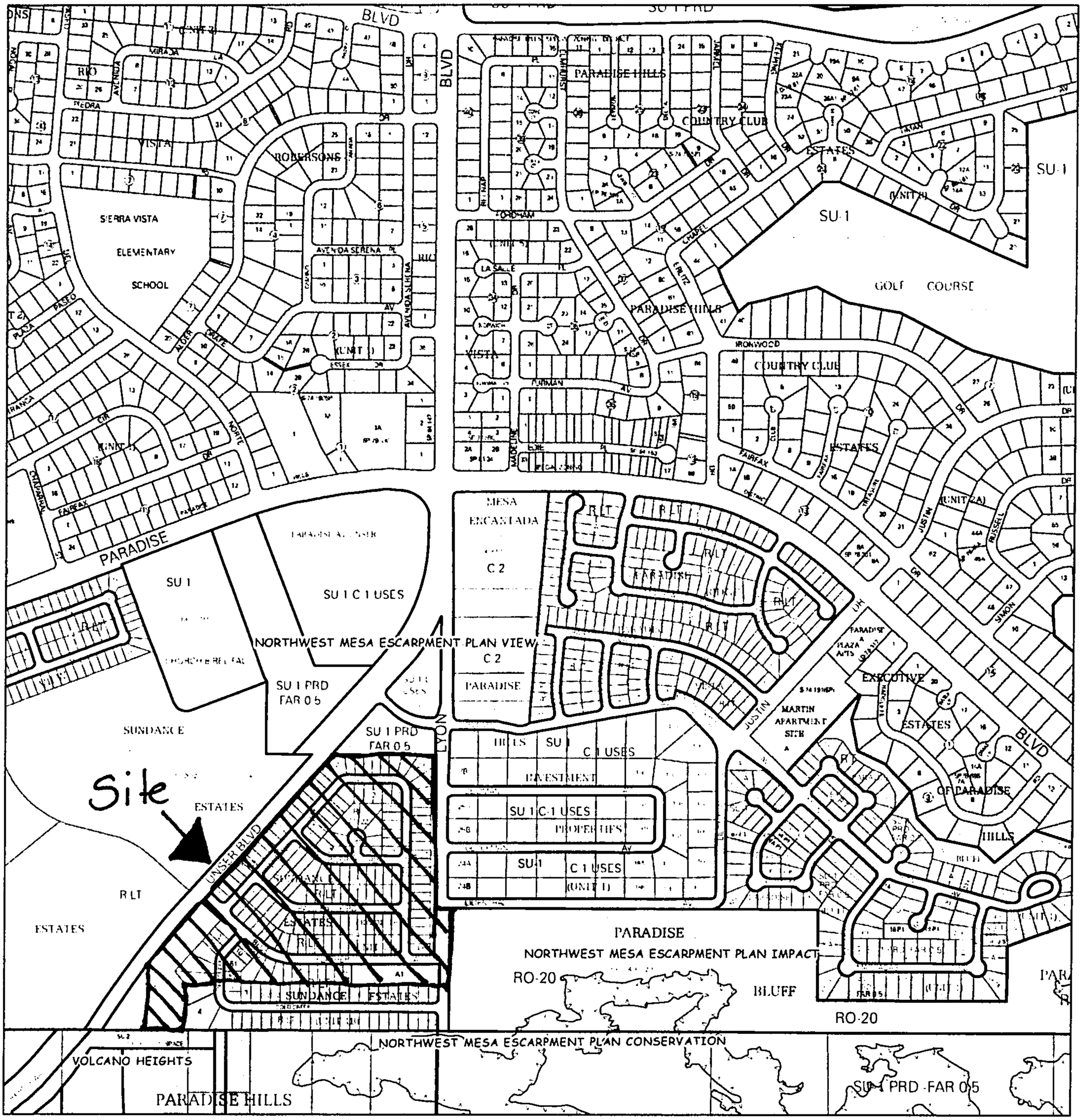
Thank you for your cooperation on this matter.

* *

(below this line for ONC use only)

Date of Inquiry: **02/17/09** Time Entered: **9:15 a.m.** ONC Rep. Initials: **siw**

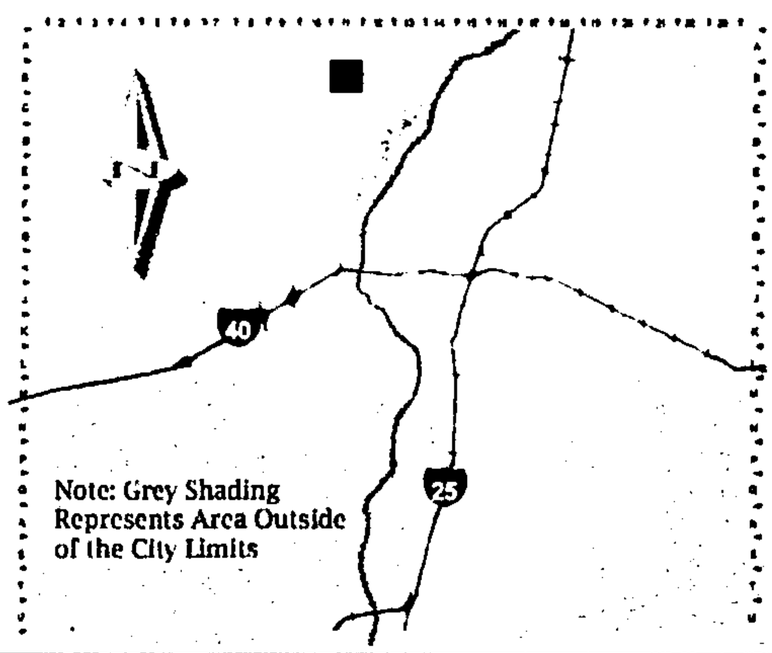

PARADISE
LYON
UNSER
SUN DANCER
ZEIDMAN
GLUCKMAN
LILIENTHAL
COLD CREEK
JACKS CREEK
LYONS



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

B-11-Z

Selected Symbols

SECTOR PLANS
Design Overlay Zones
City Historic Zones
H-1 Buffer Zone
Petroglyph Mon.
Escarpment
2 Mile Airport Zone
Airport Noise Contours
Wall Overlay Zone

0 750 1,500 Feet

Qwest

400 Tijeras NW
Station 520
Albuquerque, NM 87102

March 09, 2009

Ms. Angela Gomez-Administrative Assistant
Plaza Del Sol
600 Second St. NW
Planning Dept.-Development Services
Albuquerque, NM 87102

Subject: Case Number(s) Project #1002632, Appl #09DRB-70071

Dear Ms Gomez:

Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.

Sincerely,

Michele Ramirez

Michele Ramirez
Qwest Corporation

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002632 **AGENDA ITEM NO: 2**

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ENGINEERING COMMENTS:

The Hydrology Section has no objection to a 1-year extension and urges the applicant to finish this project as soon as possible.

RESOLUTION: 6 mo - B
1 yr - B mod

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
924-3986

DATE: March 18, 2009

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 18, 2009

Project# 1002632
09DRB-70071 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

TIERRA WEST LLC agent(s) for AMGO LLC & CAPITAL ALLIANCE INVESTMENTS request(s) the referenced/ above action(s) for all or a portion of **SUNDANCE ESTATES UNIT 1A,** zoned R-LT, located on the east side of UNSER BLVD NW between PARADISE BLVD NW AND PASEO DEL NORTE NW containing approximately 32.2706 acre(s). (B-11)

AMAFCA
No comment.

COG
Unser Bd has been identified as an ITS Corridor. Please contact DMD at 291-6220 for ITS enhancement planning and programming information.

MPO Project ID# 465.1 "Unser Bd Extension Upper Section" is listed in the 2030 MTP. This project will construct a 4 lane roadway, bike lanes, and trail. Because this project is privately funded, no programming information is available. Coordination with DMD to insure that adequate infrastructure is built as the area is developed is recommended.

Unser is a limited access facility; access policy is determined by the TCC. Presently, access is provided at Paseo del Norte, Lilienthal, and an intersection approximately halfway between Paseo del Norte and Lilenthal, and Paradise. Any changes of streetnames should be reported to the TCC so that the Roadway Access Policy may be kept current. Any change to the policy requires the consent of the TCC.

TRANSIT
Project # 1002632
09DRB-70071 MAJOR –2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT. Adjacent and nearby routes None.
Adjacent bus stops None.
Site plan requirements None.
Large site TDM suggestions None.
Other information None.

ZONING ENFORCEMENT
No comment.

NEIGHBORHOOD COORDINATION

Letters sent to: Paradise Hills Civic Association (R)

APS

Sundance Estates Unit 1A, is located on the east side of Unser Blvd NW between Paradise Blvd NW and Paseo Del Norte NW. The owner of the above property requests a Major 2 Year Extension of Subdivision Improvements Agreement for a development that consists of 166 single family units. This development is impacting, Sierra Vista Elementary School, James Monroe Middle School, and Cibola High School. Currently, all three schools are nearing capacity.

Loc No	School	2008-09 40th Day	2008-09 Capacity	Space Available
356	Sierra Vista	816	800	-16
490	James Monroe	1,519	1,417	-102
580	Cibola	2,614	2,575	-39

Residential Units: 166
Est. Elementary School Students: 43
Est. Middle School Students: 18
Est. High School Students: 18
Est. Total # of Students from Project: 79
*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

Tierra Antigua Elementary School opened in 2008. This will relieve capacity at Sierra Vista.

Tony Hillerman Middle School is planned to open in 2009. This will relieve overcrowding at James Monroe Middle School.

Volcano Vista High School has opened. This will relieve overcrowding at Cibola High School.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing

○ Grade reconfiguration • Combination of above strategies **All planned additions to existing educational facilities are contingent upon taxpayer approval.**
POLICE DEPARTMENT No comment
FIRE DEPARTMENT No comment
PNM ELECTRIC & GAS No comment
COMCAST No comment
QWEST No comment
ENVIRONMENTAL HEALTH No comment
M.R.G.C.D Previously reviewed 12/28/2007. No Adverse Comments.
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER The Hydrology section recommends a 1-year extension and urges applicant to complete this project as soon as possible.
TRANSPORTATION DEVELOPMENT Clarify what has not yet been built.
PARKS AND RECREATION No objections
ABCWUA No objection to Extension request.
PLANNING DEPARTMENT Refer to comments from affected agencies and any public hearing comments regarding proposed extension.

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

PHASE 1
PHASE 2

PHASE 2
PHASE 3

EXISTING ELEMENTARY SCHOOL

JU-1
for
PRD

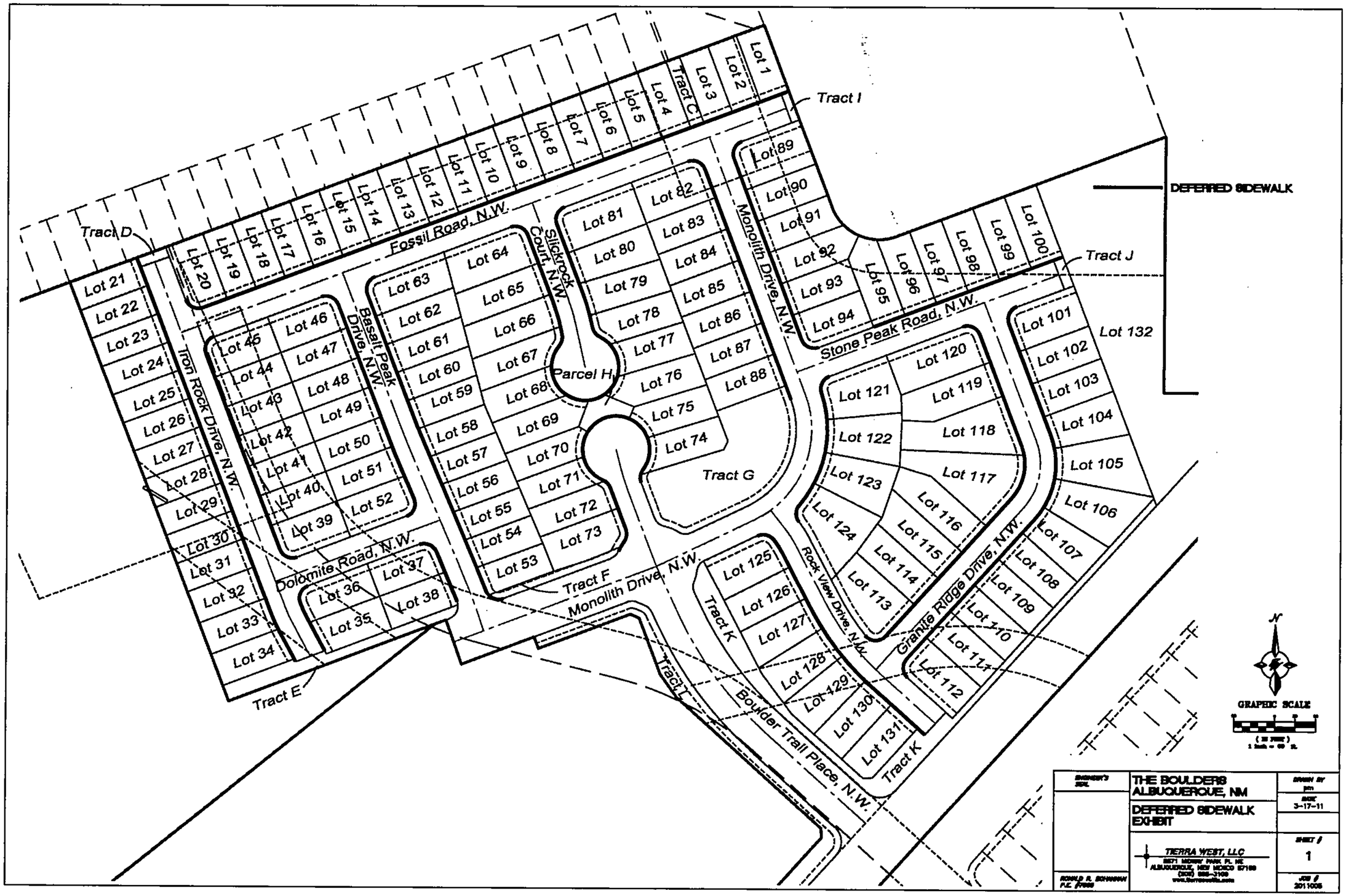
200'

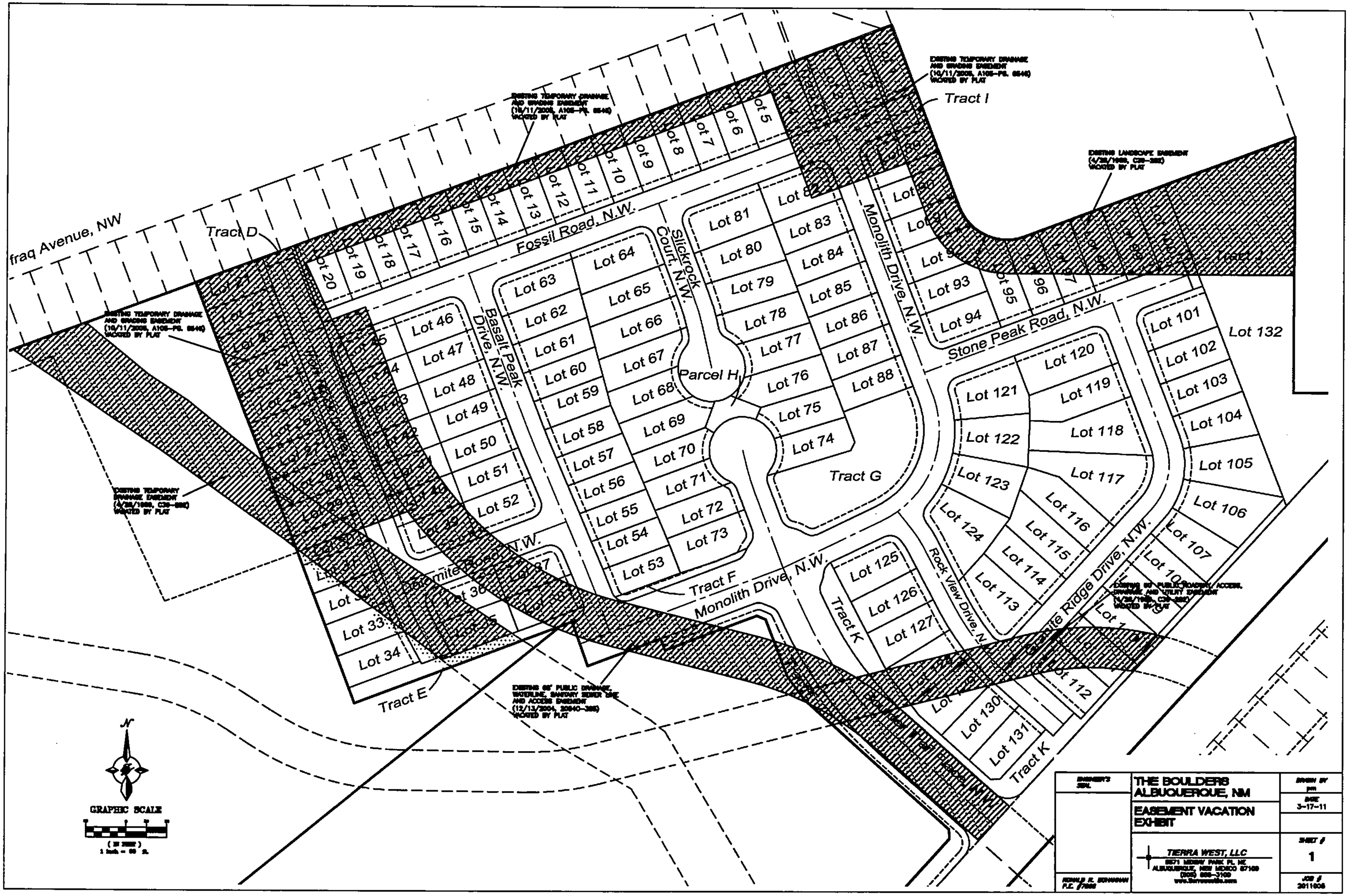
200'

EXISTING ELEMENTARY SCHOOL

PHASE 3

PHASE 2


Tract D
Fossil Road, N.W.
Tract C
Tract I
DEFERRED SIDEWALK
Tract J
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16
Lot 17
Lot 18
Lot 19
Lot 20
Lot 21
Lot 22
Lot 23
Lot 24
Lot 25
Lot 26
Lot 27
Lot 28
Lot 29
Lot 30
Lot 31
Lot 32
Lot 33
Lot 34
Iron Rock Drive, N.W.
Basalt Peak Drive, N.W.
Slickrock Court, N.W.
Parcel H
Monolith Drive, N.W.
Stone Peak Road, N.W.
Lot 35
Lot 36
Lot 37
Lot 38
Lot 39
Lot 40
Lot 41
Lot 42
Lot 43
Lot 44
Lot 45
Lot 46
Lot 47
Lot 48
Lot 49
Lot 50
Lot 51
Lot 52
Lot 53
Lot 54
Lot 55
Lot 56
Lot 57
Lot 58
Lot 59
Lot 60
Lot 61
Lot 62
Lot 63
Lot 64
Lot 65
Lot 66
Lot 67
Lot 68
Lot 69
Lot 70
Lot 71
Lot 72
Lot 73
Lot 74
Lot 75
Lot 76
Lot 77
Lot 78
Lot 79
Lot 80
Lot 81
Lot 82
Lot 83
Lot 84
Lot 85
Lot 86
Lot 87
Lot 88
Lot 89
Lot 90
Lot 91
Lot 92
Lot 93
Lot 94
Lot 95
Lot 96
Lot 97
Lot 98
Lot 99
Lot 100
Lot 101
Lot 102
Lot 103
Lot 104
Lot 105
Lot 106
Lot 107
Lot 108
Lot 109
Lot 110
Lot 111
Lot 112
Lot 113
Lot 114
Lot 115
Lot 116
Lot 117
Lot 118
Lot 119
Lot 120
Lot 121
Lot 122
Lot 123
Lot 124
Lot 125
Lot 126
Lot 127
Lot 128
Lot 129
Lot 130
Lot 131
Tract E
Dolomite Road, N.W.
Tract F
Monolith Drive, N.W.
Tract G
Tract K
Rock View Drive, N.W.
Granite Ridge Drive, N.W.
Tract L
Boulder Trail Place, N.W.
GRAPHIC SCALE
THE BOULDERS
ALBUQUERQUE, NM
DEFERRED SIDEWALK
EXHIBIT
TIERRA WEST, LLC
DRAWN BY
jam
DATE
3-17-11
SHEET #
1
JOB #
2011005


Ifraq Avenue, NW
Tract D
Fossil Road, N.W.
Basalt Peak Drive, N.W.
Slickrock Court, N.W.
Monolith Drive, N.W.
Parcel H
Tract I
Tract J
Stone Peak Road, N.W.
Tract G
Tract F
Tract E
Tract K
Rock View Drive, N.W.
Granite Ridge Drive, N.W.
Lot 1
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16
Lot 17
Lot 18
Lot 19
Lot 20
Lot 33
Lot 34
Lot 46
Lot 47
Lot 48
Lot 49
Lot 50
Lot 51
Lot 52
Lot 53
Lot 54
Lot 55
Lot 56
Lot 57
Lot 58
Lot 59
Lot 60
Lot 61
Lot 62
Lot 63
Lot 64
Lot 65
Lot 66
Lot 67
Lot 68
Lot 69
Lot 70
Lot 71
Lot 72
Lot 73
Lot 74
Lot 75
Lot 76
Lot 77
Lot 78
Lot 79
Lot 80
Lot 81
Lot 82
Lot 83
Lot 84
Lot 85
Lot 86
Lot 87
Lot 88
Lot 93
Lot 94
Lot 95
Lot 96
Lot 101
Lot 102
Lot 103
Lot 104
Lot 105
Lot 106
Lot 107
Lot 108
Lot 112
Lot 113
Lot 114
Lot 115
Lot 116
Lot 117
Lot 118
Lot 119
Lot 120
Lot 121
Lot 122
Lot 123
Lot 124
Lot 125
Lot 126
Lot 127
Lot 130
Lot 131
Lot 132
EXISTING TEMPORARY DRAINAGE AND GRADING EASEMENT (10/11/2005, A105-PG. 6546) VACATED BY PLAT
EXISTING LANDSCAPE EASEMENT (4/28/1988, C26-38E) VACATED BY PLAT
EXISTING TEMPORARY DRAINAGE EASEMENT (4/28/1988, C26-38E) VACATED BY PLAT
EXISTING 66' PUBLIC DRAINAGE, WATERLINE, SANITARY SEWER LINE AND ACCESS EASEMENT (12/13/2004, 20040-38B) VACATED BY PLAT
EXISTING 66' PUBLIC DRAINAGE, ACCESS, DRAINAGE AND UTILITY EASEMENT (4/28/1988, C26-38E) VACATED BY PLAT
N
GRAPHIC SCALE
1 inch = 60 ft.
OWNER'S SEAL
RONALD R. BOHANNAN P.E. #7868
THE BOULDERS
ALBUQUERQUE, NM
EASEMENT VACATION EXHIBIT
TIERRA WEST, LLC
8571 MEDINA PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawest.com
DRAWN BY pm
DATE 3-17-11
SHEET # 1
JOB # 2011006

RETAINING WALL W/SCREEN WALL

SCREEN WALL ONLY

Tract D

Tract I

Tract J

Tract C

Tract E

Tract F

Tract G

Tract K

Tract L

Parcel H

Fossil Road, N.W.

Iron Rock Drive, N.W.

Basalt Peak Drive, N.W.

Slickrock Court, N.W.

Monolith Drive, N.W.

Stone Peak Road, N.W.

Dolomite Road, N.W.

Rock View Drive, N.W.

Granite Ridge Drive, N.W.

Boulder Trail Place, N.W.

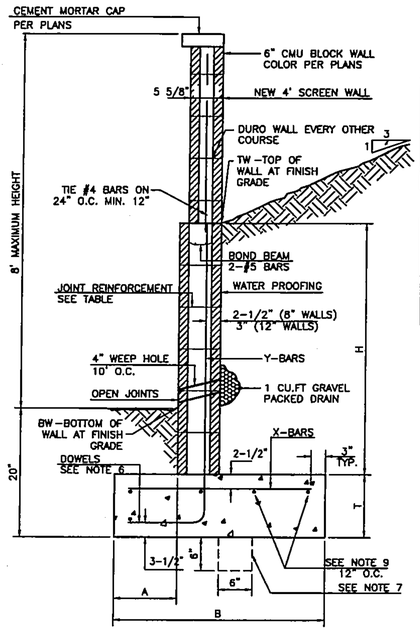
Lot 1 Lot 2 Lot 3 Lot 4 Lot 5 Lot 6 Lot 7 Lot 8 Lot 9 Lot 10 Lot 11 Lot 12 Lot 13 Lot 14 Lot 15 Lot 16 Lot 17 Lot 18 Lot 19 Lot 20 Lot 21 Lot 22 Lot 23 Lot 24 Lot 25 Lot 26 Lot 27 Lot 28 Lot 29 Lot 30 Lot 31 Lot 32 Lot 33 Lot 34 Lot 35 Lot 36 Lot 37 Lot 38 Lot 39 Lot 40 Lot 41 Lot 42 Lot 43 Lot 44 Lot 45 Lot 46 Lot 47 Lot 48 Lot 49 Lot 50 Lot 51 Lot 52 Lot 53 Lot 54 Lot 55 Lot 56 Lot 57 Lot 58 Lot 59 Lot 60 Lot 61 Lot 62 Lot 63 Lot 64 Lot 65 Lot 66 Lot 67 Lot 68 Lot 69 Lot 70 Lot 71 Lot 72 Lot 73 Lot 74 Lot 75 Lot 76 Lot 77 Lot 78 Lot 79 Lot 80 Lot 81 Lot 82 Lot 83 Lot 84 Lot 85 Lot 86 Lot 87 Lot 88 Lot 89 Lot 90 Lot 91 Lot 92 Lot 93 Lot 94 Lot 95 Lot 96 Lot 97 Lot 98 Lot 99 Lot 100 Lot 101 Lot 102 Lot 103 Lot 104 Lot 105 Lot 106 Lot 107 Lot 108 Lot 109 Lot 110 Lot 111 Lot 112 Lot 113 Lot 114 Lot 115 Lot 116 Lot 117 Lot 118 Lot 119 Lot 120 Lot 121 Lot 122 Lot 123 Lot 124 Lot 125 Lot 126 Lot 127 Lot 128 Lot 129 Lot 130 Lot 131 Lot 132

N

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
	WALL EXHIBIT	DATE 3-17-11
		SHEET # 1
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2011005



8 INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	4'-6"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	5'-3"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

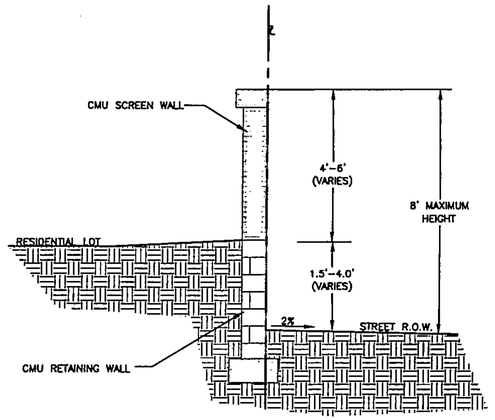
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
5'-4"	4'-8"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	5'-4"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	6'-0"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.
8'-8"	8'-0"	20"	5'-8"	12"	#7 @16" O.C.	#5 @21" O.C.

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2% OF OPTIMUM.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. #3 BARS TO BE USED ON WALLS LESS THAN 2'-8" IN HEIGHT. #4 BARS TO BE USED ON WALLS GREATER THAN OR EQUAL TO 2'-8" X BARS TO BE USED ON WALLS EXCEEDING 2'-8".
10. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

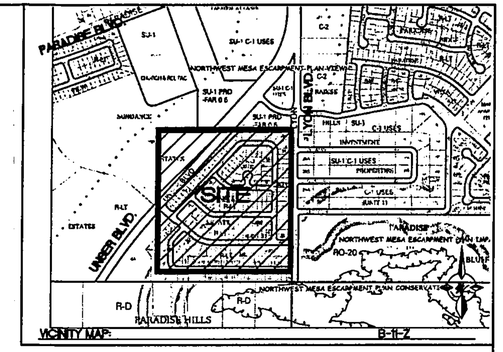
RETAINING W/ SCREEN WALL DETAIL

NTS



RETAINING WALL W/ SCREEN WALL DETAIL- TYPICAL

NTS

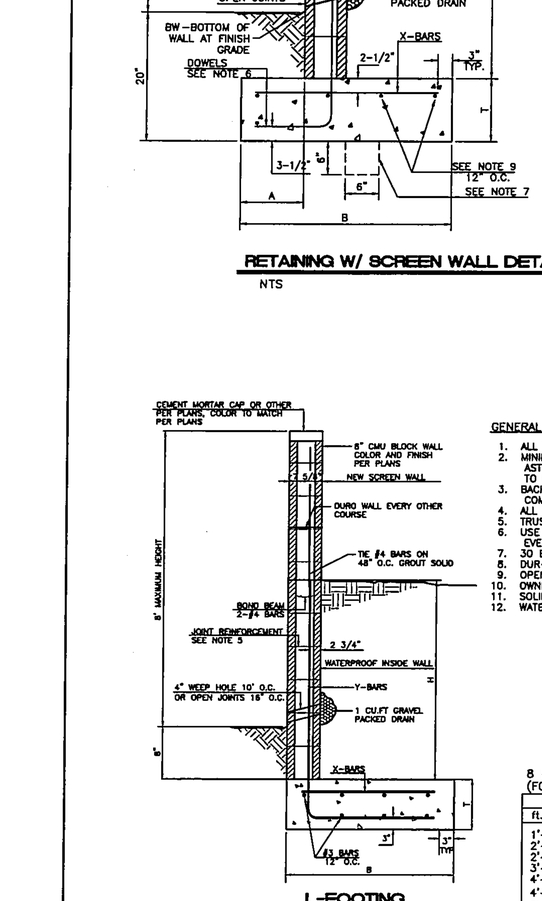


LEGAL DESCRIPTION:

TRACTS NUMBERED TWO (2), THREE (3) AND SEVEN (7) OF THE BULK LAND PLAT OF SUNDANCE ESTATES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 13, 2004, IN PLAT BOOK 2004C, PAGE 385.

INTERSECTION LOCATION:

LOCATED AT UNSER BLVD. & PARADISE BLVD.



GENERAL NOTES:

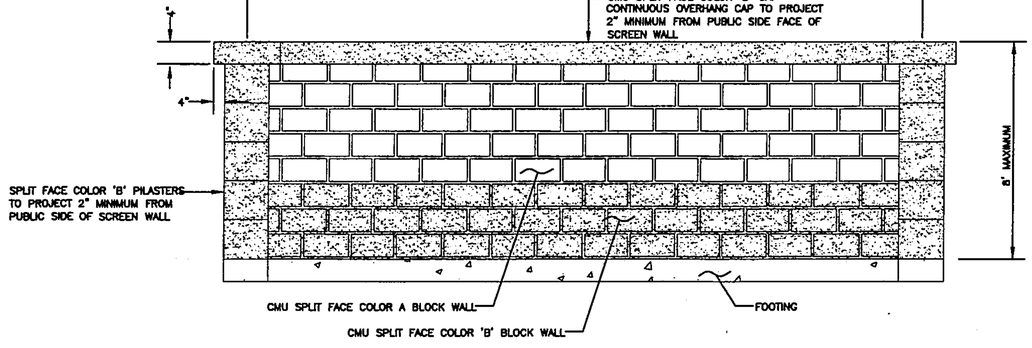
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2% OF OPTIMUM.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'.
7. 30 BAR DIAMETER LAPS TYPICAL.
8. DUR-O-WAL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
9. OPEN JOINTS 16" O.C. TYPICAL AT FIRST COURSE.
10. OWNER TO SELECT MASONRY COLOR AND/OR FINISH
11. SOLID MASONRY CAP COURSE TYPICAL.
12. WATER PROOF WALL.

8 INCH REINFORCED CONCRETE MASONRY WALL (FOR RETAINING PORTION ONLY)

H	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.		
1'-4"	1'-9"	9"	#4 @ 24" O.C.	
2'-0"	2'-0"	9"	#4 @ 24" O.C.	
2'-8"	2'-6"	9"	#4 @ 24" O.C.	
3'-4"	2'-9"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-0"	3'-3"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-8"	4'-0"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
5'-4"	5'-0"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.
6'-0"	5'-6"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.

L-FOOTING RETAINING WALL DETAIL

NTS



SCREENWALL/RETAINING WALL- ELEVATION FOR STREET FACING WALL

NTS

ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
	WALL EXHIBIT	DATE 3-17-11
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # 2
RONALD R. BOHANNAN P.E. #7868		JOB # 2011005

TW

Tierra West, LLC.

(505) 858-3100

5571 Midway Park Place NE, Albuquerque, NM 87109

TO DRB members

COA

LETTER OF TRANSMITTAL

DATE: 5/10/2011	JOB NO: 2011005
ATTENTION: Jack Cloud, Chairman	
RE: Boulders	
PHONE:	

WE ARE SENDING YOU [X] Attached [ ] Under Separate cover via _____ the following items:

[ ] Shop drawings [ ] Prints [X] Plans [ ] Samples [ ] Specifications

[ ] Copy of letter [ ] Change order [ ] _____

COPIES	DATED	NO.	DESCRIPTION
1			revised wall exhibit
1			revised infrastructure list
1			revised grading plan sheets
1			revised prelliminary plat - signed
1			11 SIDEWALK DEFERRAL EXHIBIT

THESE ARE TRANSMITTED as checked below:

[ ] For approval [ ] Approved as submitted [ ] **FOR SIGNATURE(S)**

[ ] For your use [ ] Approved as noted [ ] _____

[X] As requested [ ] Returned for corrections

[ ] For review and comments [ ] _____

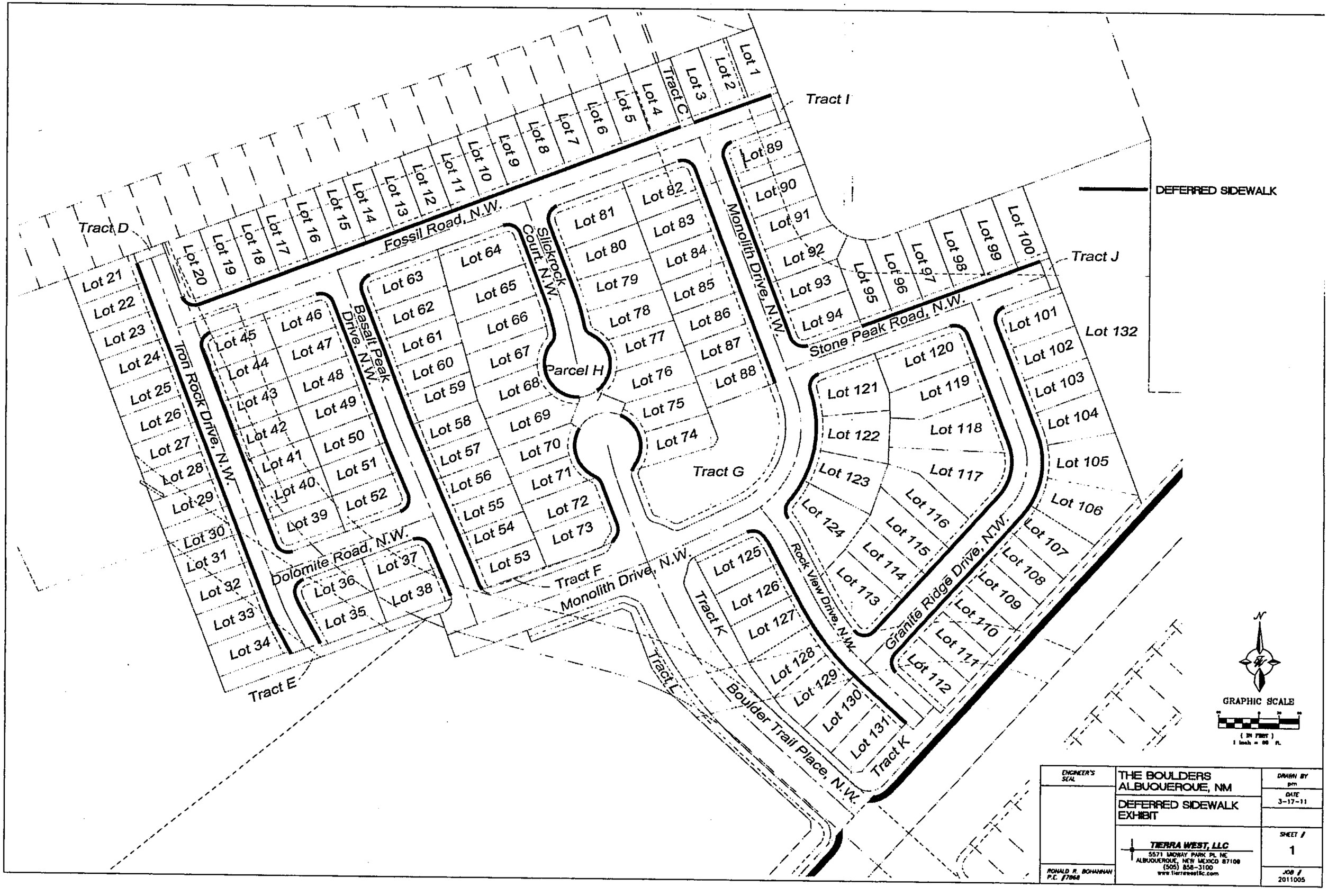
[ ] FOR BIDS DUE _____ 20 ____ [ ] PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

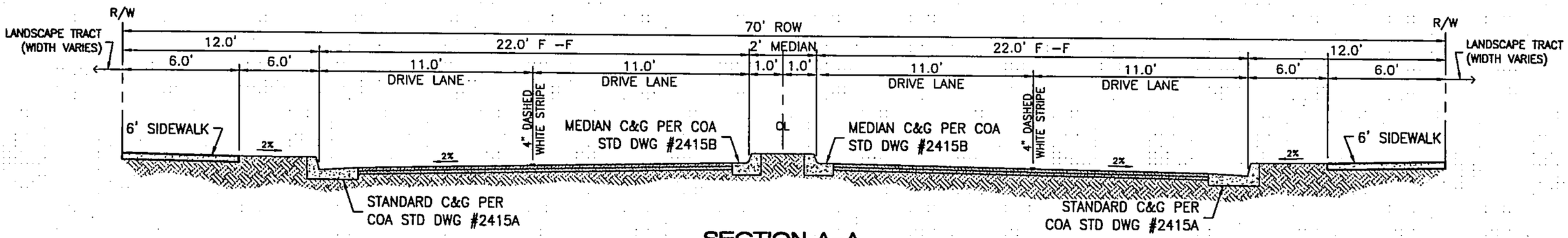
COPY TO _____

RECEIVED BY _____ Date _____ SIGNED Vincent Carrica, PE

FAX (505) 858-1118 **If enclosures are not as noted, kindly notify us at once** **Email: twllc@tierrawestllc.com**



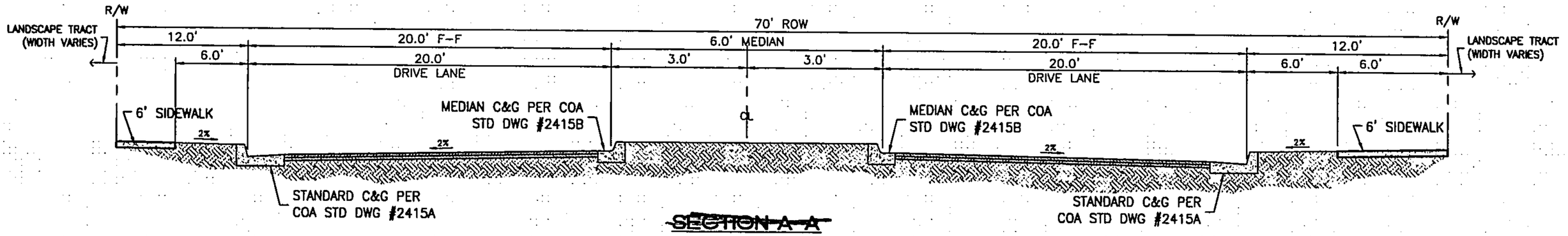
ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
	DEFERRED SIDEWALK EXHIBIT	DATE 3-17-11
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # 1
		JOB # 2011005



SECTION A-A
BOULDER TRAIL PL
SC: NTS

RECEIVED
MAY 6 2011
HYDROLOGY SECTION

1002632



~~SECTION A-A~~
MONOLITH DR
SC: NTS

RECEIVED
MAY 6 2011
HYDROLOGY SECTION

100263Z

RETAINING WALL W/SCREEN WALL

SCREEN WALL ONLY

SE VIEW SUBDIVISION
'/2005, 2005C- 373)

Tract D

CATHOLIC CHURCH SITE
UNPLATTED

Tract C
PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 131 ONLY, TO BE MAINTAINED BY OWNER OF LOT 131, TO BE GRANTED BY PLAT

Lot 131

Fossil Road, N.W.

Fossil Court, N.W.

Monolith Road, N.W.

Stone Peak Road, N.W.

Basalt Peak Drive, N.W.

Iron Rock Drive, N.W.

LOT LINE ELIMINATED BY PLAT

Parcel I

Tract H

Dolomite Road, N.W.

Tract E

Tract F

Monolith Road, N.W.

Tract K

Rock View Drive, N.W.

Granite Ridge Road, N.W.

Boulder Trail Drive, N.W.

Tract L

LOT LINE TO BE ELIMINATED BY PLAT

EXISTING TEMPORARY DRAINAGE AND GRADING EASEMENT (10/11/2005, BK. A105-PG. 6546)

EXISTING 156' PUBLIC ROADWAY EASEMENT FOR UNSER BOULEVARD EASEMENT (12/13/2004, 2004C-385)

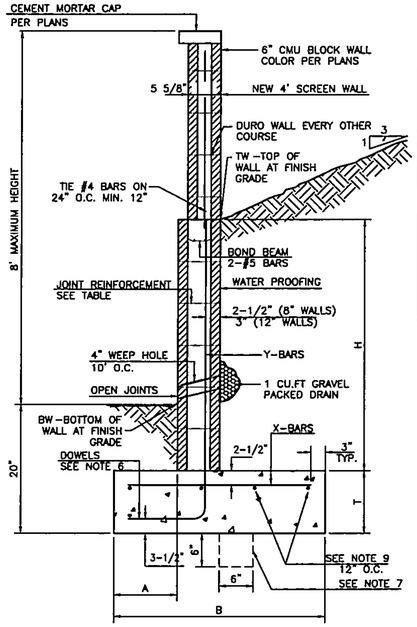
78.00'

N

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
	WALL EXHIBIT	DATE 3-17-11
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # 1
RONALD R. BOHANNAN P.E. #7868		JOB # 2011005



8 INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	4'-6"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	5'-3"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

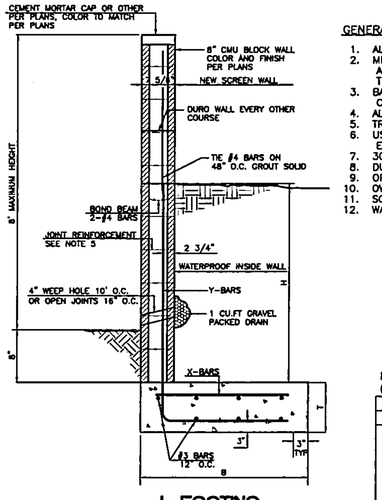
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
5'-4"	4'-8"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	5'-4"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	6'-0"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.
8'-8"	8'-0"	20"	5'-8"	12"	#7 @16" O.C.	#5 @21" O.C.

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2% OF OPTIMUM.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 18'.
9. #3 BARS TO BE USED ON WALLS LESS THAN 2'-8" IN HEIGHT. #4 BARS TO BE USED ON WALLS GREATER THAN OR EQUAL TO 2'-8" X BARS TO BE USED ON WALLS EXCEEDING 2'-8"
10. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

RETAINING W/ SCREEN WALL DETAIL

NTS



GENERAL NOTES:

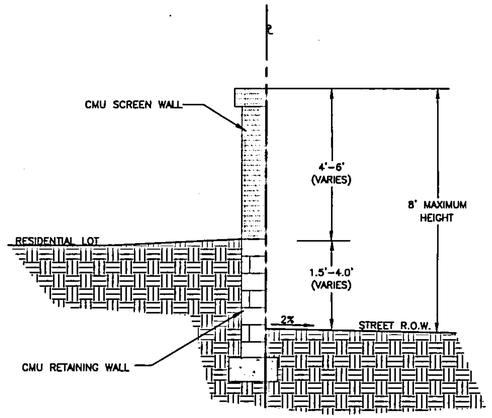
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2% OF OPTIMUM.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'.
7. 30 BAR DIAMETER LAPS TYPICAL.
8. DUR-O-WAL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
9. OPEN JOINTS 16" O.C. TYPICAL AT FIRST COURSE.
10. OWNER TO SELECT MASONRY COLOR AND/OR FINISH
11. SOLID MASONRY CAP COURSE TYPICAL.
12. WATER PROOF WALL.

8 INCH REINFORCED CONCRETE MASONRY WALL (FOR RETAINING PORTION ONLY)

H	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.		
1'-4"	1'-9"	9"	#4 @ 24" O.C.	
2'-0"	2'-0"	9"	#4 @ 24" O.C.	
2'-8"	2'-6"	9"	#4 @ 24" O.C.	
3'-4"	2'-9"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-0"	3'-3"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-8"	4'-0"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
5'-4"	5'-0"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.
6'-0"	5'-6"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.

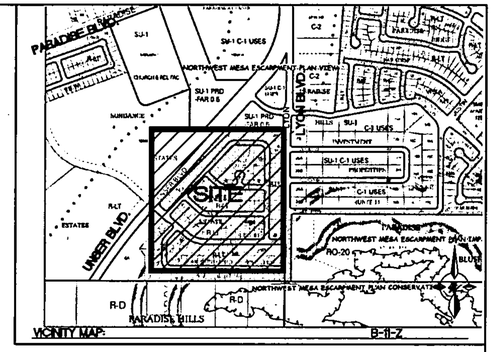
L-FOOTING RETAINING WALL DETAIL

NTS



RETAINING WALL W/ SCREEN WALL DETAIL- TYPICAL

NTS

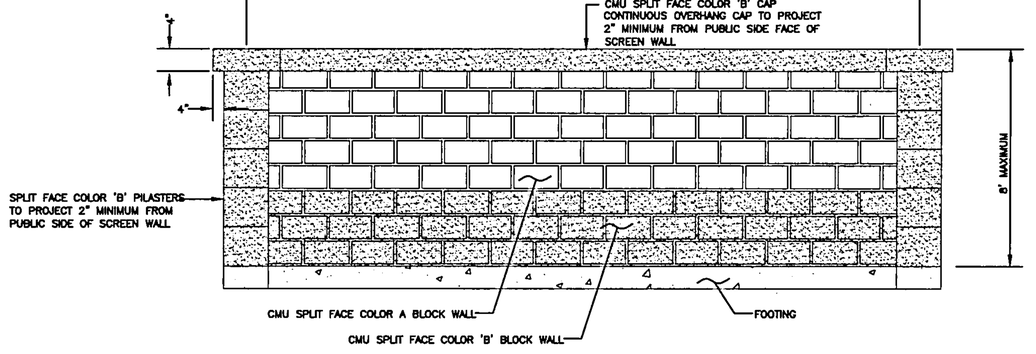


LEGAL DESCRIPTION:

TRACTS NUMBERED TWO (2), THREE (3) AND SEVEN (7) OF THE BULK LAND PLAT OF SUNDANCE ESTATES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 13, 2004, IN PLAT BOOK 2004C, PAGE 385.

INTERSECTION LOCATION:

LOCATED AT UNSER BLVD. & PARADISE BLVD.



SCREENWALL/RETAINING WALL- ELEVATION FOR STREET FACING WALL

NTS

ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
	WALL EXHIBIT	DATE 3-17-11
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # 2
RONALD R. BOHANNAN P.E. #7868		JOB # 2011005

RETAINING WALL W/SCREEN WALL

SCREEN WALL ONLY

Fossil Road, N.W.

Dolomite Road, N.W.

Stone Peak Road, N.W.

Monolith Drive, N.W.

Iron Rock Drive, N.W.

Basalt Peak Drive, N.W.

Slickrock Court, N.W.

Rock View Drive, N.W.

Granite Ridge Drive, N.W.

Boulder Trail Place, N.W.

Tract C

Tract D

Tract E

Tract F

Tract G

Tract I

Tract J

Tract K

Tract L

Parcel H

Lot 1 Lot 2 Lot 3 Lot 4 Lot 5 Lot 6 Lot 7 Lot 8 Lot 9 Lot 10 Lot 11 Lot 12 Lot 13 Lot 14 Lot 15 Lot 16 Lot 17 Lot 18 Lot 19 Lot 20 Lot 21 Lot 22 Lot 23 Lot 24 Lot 25 Lot 26 Lot 27 Lot 28 Lot 29 Lot 30 Lot 31 Lot 32 Lot 33 Lot 34 Lot 35 Lot 36 Lot 37 Lot 38 Lot 39 Lot 40 Lot 41 Lot 42 Lot 43 Lot 44 Lot 45 Lot 46 Lot 47 Lot 48 Lot 49 Lot 50 Lot 51 Lot 52 Lot 53 Lot 54 Lot 55 Lot 56 Lot 57 Lot 58 Lot 59 Lot 60 Lot 61 Lot 62 Lot 63 Lot 64 Lot 65 Lot 66 Lot 67 Lot 68 Lot 69 Lot 70 Lot 71 Lot 72 Lot 73 Lot 74 Lot 75 Lot 76 Lot 77 Lot 78 Lot 79 Lot 80 Lot 81 Lot 82 Lot 83 Lot 84 Lot 85 Lot 86 Lot 87 Lot 88 Lot 89 Lot 90 Lot 91 Lot 92 Lot 93 Lot 94 Lot 95 Lot 96 Lot 97 Lot 98 Lot 99 Lot 100 Lot 101 Lot 102 Lot 103 Lot 104 Lot 105 Lot 106 Lot 107 Lot 108 Lot 109 Lot 110 Lot 111 Lot 112 Lot 113 Lot 114 Lot 115 Lot 116 Lot 117 Lot 118 Lot 119 Lot 120 Lot 121 Lot 122 Lot 123 Lot 124 Lot 125 Lot 126 Lot 127 Lot 128 Lot 129 Lot 130 Lot 131 Lot 132

N

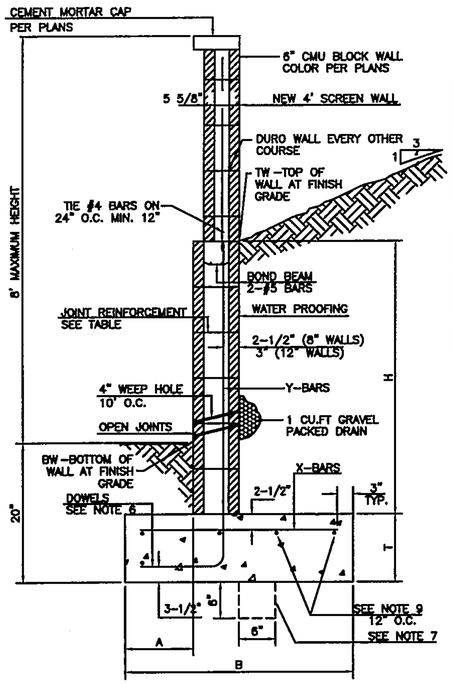
GRAPHIC SCALE

60 0 30 60

(IN FEET)

1 inch = 60 ft.

ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
	WALL EXHIBIT	DATE 3-17-11
		SHEET # 1
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2011005



RETAINING W/ SCREEN WALL DETAIL

NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

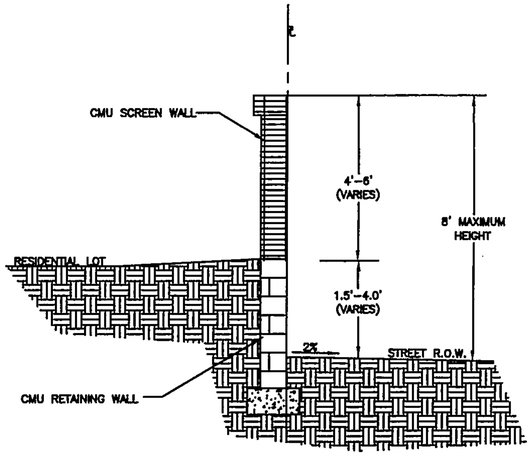
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#5 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	4'-6"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	5'-3"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
5'-4"	4'-8"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	5'-4"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	6'-0"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.
8'-8"	8'-0"	20"	5'-8"	12"	#7 @16" O.C.	#5 @21" O.C.

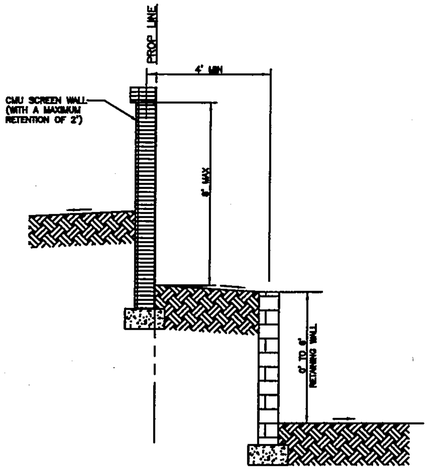
GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2% OF OPTIMUM.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. #3 BARS TO BE USED ON WALLS LESS THAN 2'-8" IN HEIGHT. #4 BARS TO BE USED ON WALLS GREATER THAN OR EQUAL TO 2'-8" X BARS TO BE USED ON WALLS EXCEEDING 2'-8"
10. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".



RETAINING WALL W/ SCREEN WALL DETAIL- TYPICAL

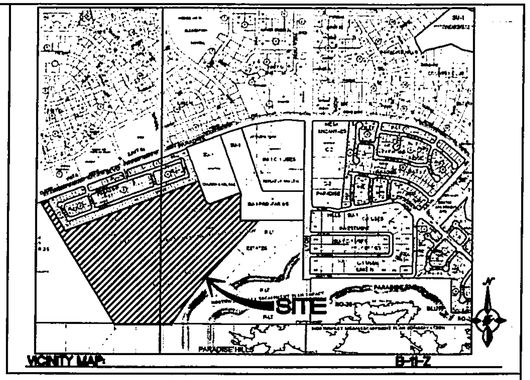
NTS



NOTE
GARDEN WALL IS ON PROPERTY LINE AND RETAINING WALL IS OFFSET 4' CENTER TO CENTER.

STEPPED RETAINING WALL W/ SCREEN WALL DETAIL

NTS

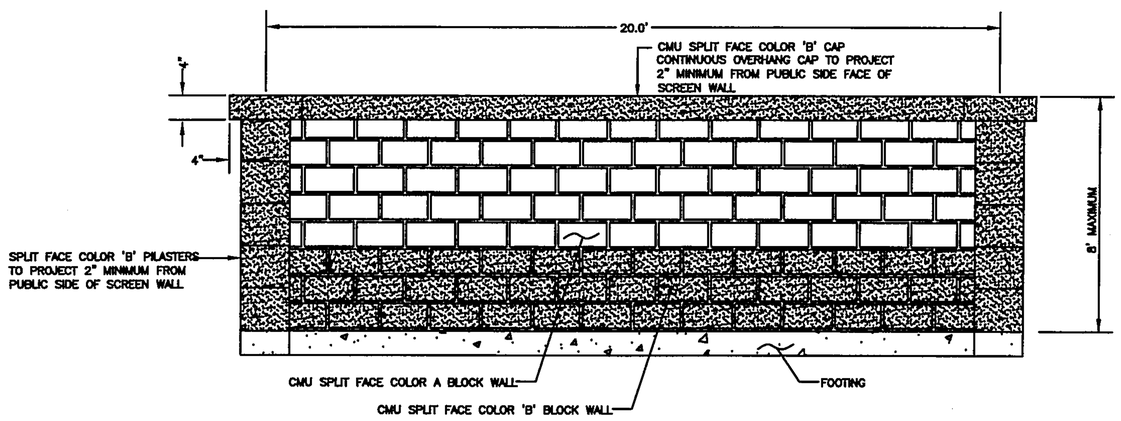


LEGAL DESCRIPTION:

TRACTS NUMBERED TWO (2), THREE (3) AND SEVEN (7) OF THE BULK LAND PLAT OF SUNDANCE ESTATES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 13, 2004, IN PLAT BOOK 2004C, PAGE 385.

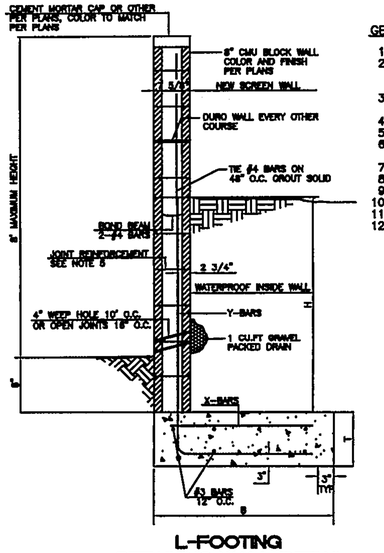
INTERSECTION LOCATION:

LOCATED AT UNSER BLVD. & PARADISE BLVD.



SCREENWALL/RETAINING WALL- ELEVATION FOR STREET FACING WALL

NTS



L-FOOTING RETAINING WALL DETAIL

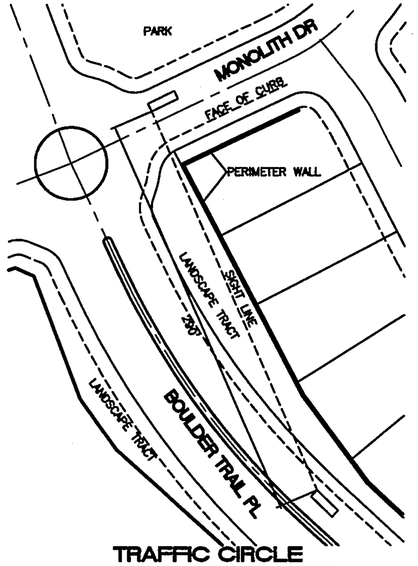
NTS

GENERAL NOTES:

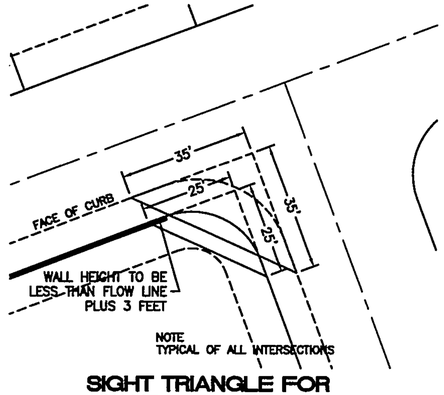
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2% OF OPTIMUM.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'.
7. 30 BAR DIAMETER LAPS TYPICAL.
8. DUR-O-WAL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
9. OPEN JOINTS 16" O.C. TYPICAL AT FIRST COURSE.
10. OWNER TO SELECT MASONRY COLOR AND/OR FINISH
11. SOLID MASONRY CAP COURSE TYPICAL.
12. WATER PROOF WALL

8 INCH REINFORCED CONCRETE MASONRY WALL (FOR RETAINING PORTION ONLY)

H	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.		
1'-4"	1'-9"	9"	#4 @ 24" O.C.	
2'-0"	2'-0"	9"	#4 @ 24" O.C.	
2'-8"	2'-6"	9"	#4 @ 24" O.C.	
3'-4"	2'-9"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-0"	3'-3"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-8"	4'-0"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
5'-4"	5'-0"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.
6'-0"	5'-8"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.



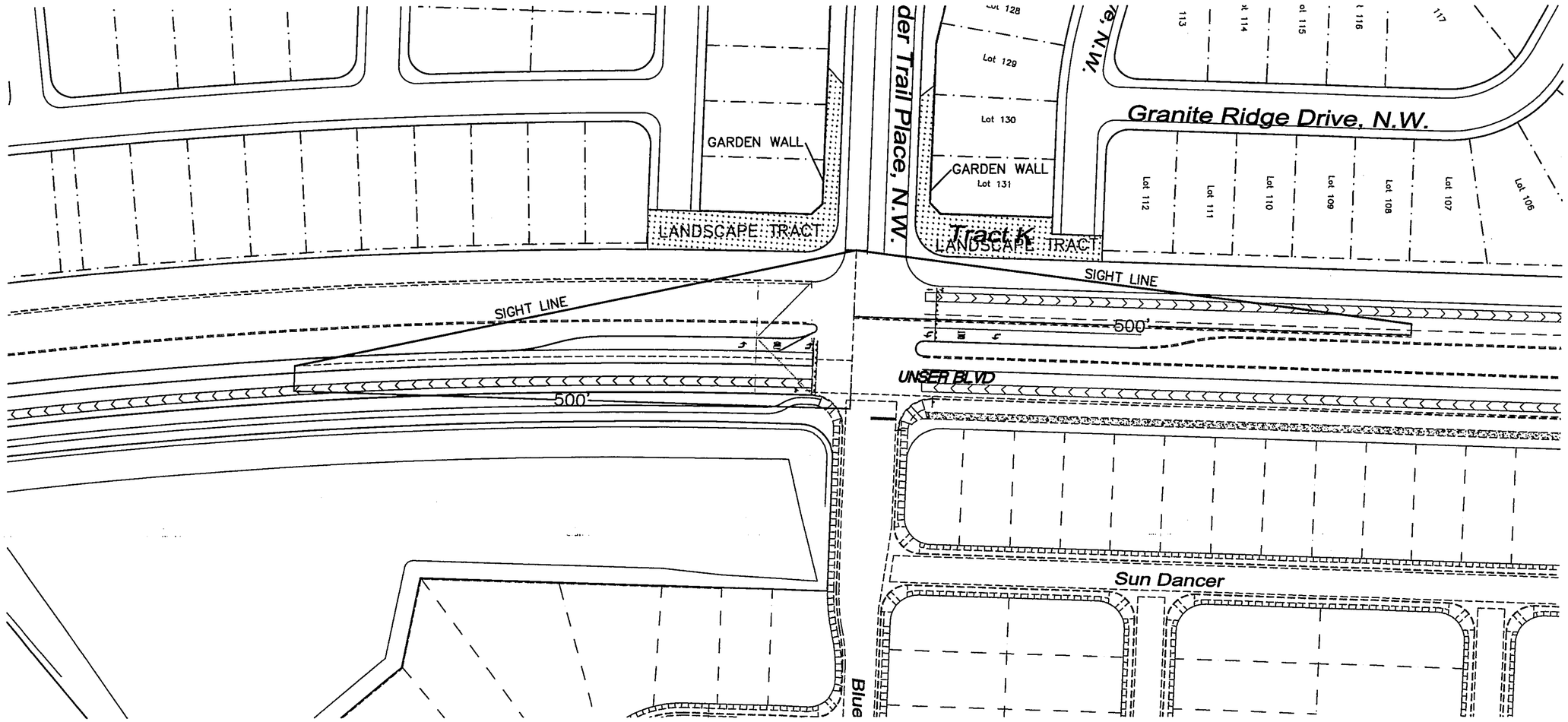
TRAFFIC CIRCLE SIGHT LINE EXHIBIT



NOTE
TYPICAL OF ALL INTERSECTIONS

SIGHT TRIANGLE FOR STANDARD INTERSECTION

ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
	WALL EXHIBIT	DATE 3-17-11
		SHEET # 2
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2011005



N

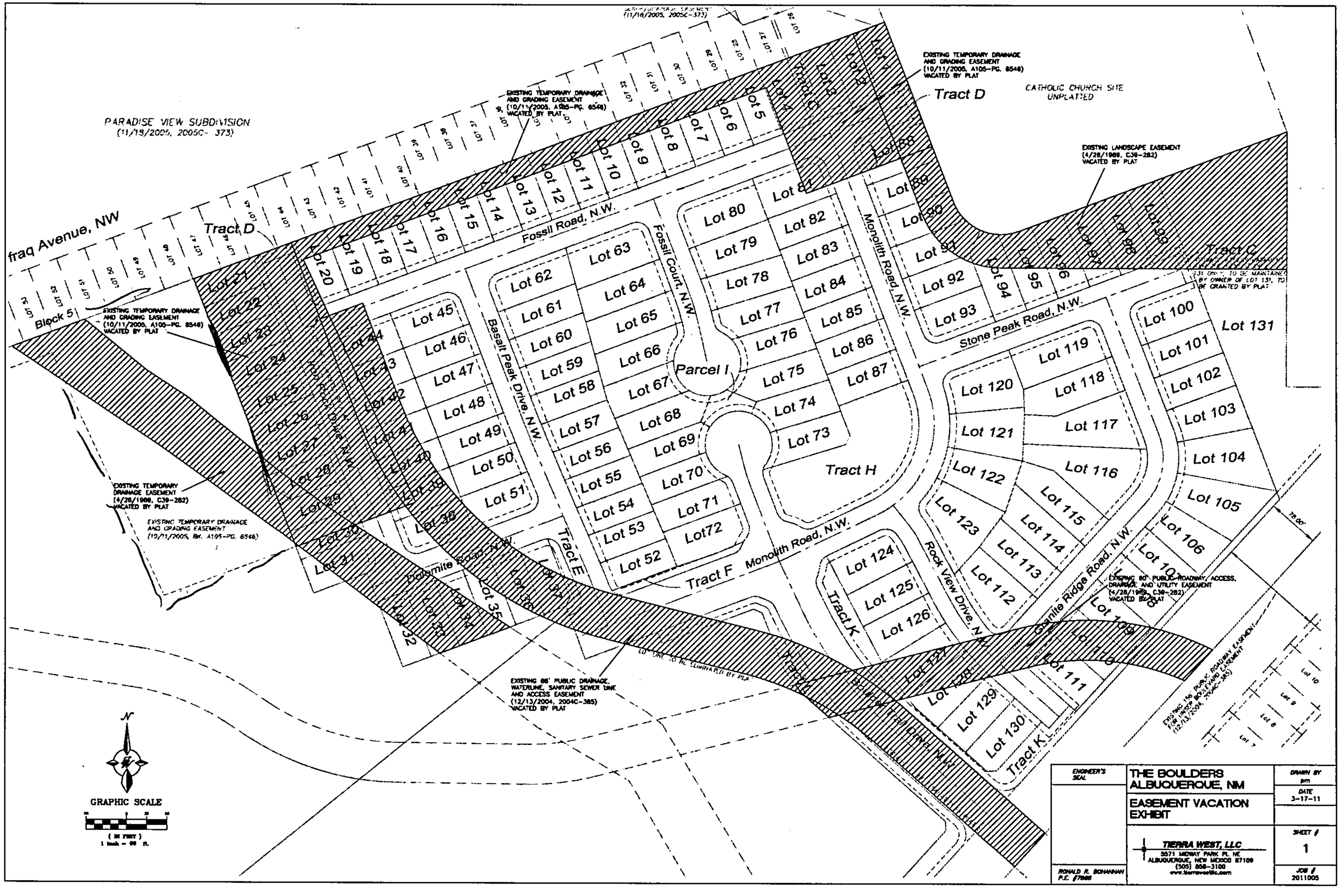
GRAPHIC SCALE

50 0 25 50

(IN FEET)

1 inch = 50 ft.

ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
		DATE 3-17-11
	UNSER BLVD SIGHT DISTANCE EXHIBIT	
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # 3
RONALD R. BOHANNAN P.E. #7868		JOB # 2011005


PARADISE VIEW SUBDIVISION
(11/18/2005, 2005C- 373)
CATHOLIC CHURCH SITE
UNPLATTED
Tract D
Tract C
Tract E
Tract F
Tract H
Tract K
Parcel I
Block 5
Fossil Road, N.W.
Fossil Court, N.W.
Basalt Peak Drive, N.W.
Monolith Road, N.W.
Stone Peak Road, N.W.
Rock View Drive, N.W.
Granite Ridge Road, N.W.
Dolomite Road, N.W.
Boulder Trail Drive, N.W.
EXISTING TEMPORARY DRAINAGE AND GRADING EASEMENT (10/11/2005, A105-PG. 6546) VACATED BY PLAT
EXISTING LANDSCAPE EASEMENT (4/28/1989, C39-282) VACATED BY PLAT
EXISTING 66' PUBLIC DRAINAGE, WATERLINE, SANITARY SEWER LINE AND ACCESS EASEMENT (12/13/2004, 2004C-385) VACATED BY PLAT
EXISTING 80' PUBLIC ROADWAY, ACCESS, DRAINAGE AND UTILITY EASEMENT (4/28/1989, C39-282) VACATED BY PLAT
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
ENGINEER'S SEAL
RONALD R. BOHANNAN
P.E. #7868
THE BOULDERS
ALBUQUERQUE, NM
EASEMENT VACATION
EXHIBIT
TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com
DRAWN BY
pm
DATE
3-17-11
SHEET #
1
JOB #
2011005

19th

760081

TEMPORARY PUBLIC DRAINAGE EASEMENT

THIS GRANT OF TEMPORARY EASEMENT, is executed by and between CAPITAL ALLIANCE INVESTMENTS, LLC, a New Mexico limited liability company ("Grantor"), whose address is 6300 Jefferson St., N.E., Suite 102, Albuquerque, NM 87109, in favor of the CITY OF ALBUQUERQUE, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico 87103

1. **Grant of Temporary Public Drainage Easement**. The Grantor grants to the City an non-exclusive, temporary public drainage easement ("Easement"), as shown on Exhibit "A" for construction and maintenance of fill slopes, retaining walls, drainage channels, detention ponds/outfalls, and miscellaneous grading and drainage items to stabilize and complete the approved Grading & Drainage Plan for the Paradise View Subdivision, stamp dated received by the city of Albuquerque Hydrology Department on March 14, 2005 and stamped by Wilson & Company Engineer Stamp 3-13-05 (B10/D1) and referenced by the letter dated May 6, 2005 to Steve Metro from Bradley Bingham ("Public Improvements"), on, over, across, and through the property described on Exhibit "A", attached hereto ("Property"), together with the right of the City to operate, maintain, repair, replace and construct the Public Improvement and the right to remover trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

2. **Binding on Grantors' Property**. The grant and other provisions of this Easement constitute covenants running with title to the Property for the benefit of the City and its successors and assigns until terminated.

3. **Termination**. This easement will be terminated and released by the City when the City Engineer determines that the Public Improvements are no longer required and the Easement is thus no longer required.

4. **Expenses**. The Grantor will have no duty or obligation relating to the construction, maintenance or repair of the Public Improvements and no liability for the payment of any cost or expense attributable to the Easement, the construction of the Public Improvements, the removal of the Public Improvements or the restoration of the Property.

WITNESS my hand and seal this 3rd day of October, 2005.

GRANTOR : CAPITAL ALLIANCE INVESTMENTS, LLC

By: _____
Name: Mike Marek
Title: Authorized Agent

Approved: CITY OF ALBUQUERQUE

By: _____
~~Name~~: City Engineer
~~Title~~: Richard Dourte

Mary Herrera Bern. Co. EASE R 19.00
2005150865
8347914
Page: 1 of 6
10/11/2005 04:25P
Bk-A105 Pg-546

STATE OF NEW MEXICO)
)SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 3rd day of Oct, 2015 by Mike Mayfield, its Authorized Agent, on behalf of Cabezon Alliance Investments, LLC

BY: _____
Notary Public

My Commission Expires: _____
Revised 06/05

OFFICIAL SEAL
JEFFREY L. WATSON
Notary Public For The State Of
NEW MEXICO
My Appointment Expires 9/16/06

2005150965
6347014
Page: 2 of 6
10/11/2005 04:25P
Bk-A105 Pg-546
Mary Herrera Bern. Co. EASE R 19.00

MANAGEMENT AUTHORIZATION

The undersigned, being all of the members of CAPITAL ALLIANCE INVESTMENTS, LLC, a New Mexico limited liability company (the "Company"), represent, warrant and covenant that:

1. The Company is a limited liability company, formed and existing under the law of the state of New Mexico.

2. Any person, when dealing with any one of the Authorized Agents, named below, and authorized to act for the Company, (a) shall be entitled to accept the representations of the Authorized Agent, acting alone, that the purpose of exercising the authority herein given is within the scope of the business of the Company; (b) shall be under no obligation to make any inquiries in order to verify or confirm the Authorized Agent's authority; and (c) shall in no way be responsible any of the acts taken by the Authorized Agent by virtue of the authority herein given.

3. H. GRIFFIN PICKARD, JR., JEFFREY WATSON or MICHAEL L. MARRA (hereafter "Authorized Agent") are each separately authorized, empowered and directed to take all action on behalf of the Company that may necessary or required in the pursuance of the purposes and powers of and the management of the Company. The Authorized Agents are granted, without limitation, the right, power and authority to:

(a) execute such documents as the Authorized Agent may deem necessary or desirable for Company purposes, including but not limited to contracts, deeds, conveyances, documents concerning loans and including documents concerning Company bank accounts and other Company assets and activities;

(b) sell, assign, convey, lease, mortgage, or otherwise dispose of or deal with all or any part of the Company assets, including the execution, modification or amendment of agreements entered into by the Company;

(c) borrow money, upon any terms and conditions (including the subordination of such loans), grant mortgages and security interests in assets of the Company to secure indebtedness or other obligations of the Company or others, and guarantee indebtedness or obligations of others;

(d) perform or cause to be performed all of the Company's obligations under any agreement to which the Company is a party; and

(e) sign checks on Company accounts, grant powers of attorney to one or more persons, firms, or corporations with respect to the Company bank accounts, and execute and/or accept any instrument or agreement or power of attorney, incident to or connected with the Company business and in furtherance of its purposes (and any such

2005150965
8347814
Page: 3 of 6
10/11/2005 04:25P
Mary Herrera Bern. Co. EASE R 19.00 Bk-A105 Pg-546

instrument or agreement or power of attorney so executed or accepted by the Members in its name shall be deemed executed and accepted on behalf of the Company by the Members).
(a) to borrow the Loan from Lender, for and in the name of Company, and on such terms as may be agreed to by Authorized Agent; (b) to execute in Company's name for such moneys so borrowed. credits extended and interest, any notes, drafts, guaranties, applications for letters of credit and agreements of any type as evidence thereof.

4. The authority herein confirmed shall be retroactive and any and all acts authorized hereunder performed prior to the date hereof are hereby approved and ratified.

5. This Authorization shall remain in full force and effect until revoked and until any person acting in reliance hereof shall actually receive written notice of its revocation and discontinuance.

6. The undersigned hereby certify that they are all of the Members of the Company.

IN WITNESS WHEREOF this instrument is hereby executed this 22nd day of December, 2004

MEMBERS:

BUILDERS INVESTMENT COMPANY
OF NEW MEXICO, LTD. CO.

By:_____
Name: H. Griff Pickard, Jr.
Title: Authorized Agent

THE GOODING FAMILY LIMITED PARTNERSHIP

By:_____
Name: Richard Gooding
Title: General Partner

_____
Pierre Amestoy

_____
Soleman Travelstead

2005150965
6347814
Page: 4 of 6
10/11/2005 04:25P
Bk-A185 Pg-546
Mary Herrera Bern. Co. EASE R 19.00

EXHIBIT A

Sheet 1 of 2

TEMPORARY DRAINAGE AND GRADING EASEMENT
Within Tracts 2 and 3 SUNDANCE ESTATES

A parcel of land being designated as a "Temporary Drainage and Grading Easement" situate within the Town of Alameda Grant, projected Sections 10 and 11, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being comprised of a portion of Tracts Numbered Two (2) and Three (3), SUNDANCE ESTATES, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on December 13, 2004 in Volume 2004C, Folio 385, being more particularly described as follows:

Beginning at the intersection of Northeast Corner of said Tract 2 and the Southerly Right of Way of Paradise Boulevard NW, whence the A.C.S. Monument "B-C10" (Standard Brass Tablet) bears S.09°12'56"E. a distance of 4590.69 feet; thence,

S.31°27'01"E. along the Northeasterly line of said Tract 2 a distance of 498.04 feet to the Southwest Corner of Tract 1 SUNDANCE ESTATES (December 13, 2004 in Volume 2004C, Folio 385), the TRUE POINT OF BEGINNING; thence,

N.69°21'20"E. along the Southerly line of Tract 1, a distance of 1973.57 feet to the Southeast Corner of said Tract 1 being the most Northerly corner of said parcel herein described; thence,

S.20°38'40"E., a distance of 200.00 feet; thence,

S.69°21'20"W. and parallel to the Southerly line of said Tract 1, a distance of 200.00 feet; thence,

N.20°38'37"W., a distance of 170.00 feet to a point being 30 feet South of said Southerly line of said Tract 1; thence,

S.69°21'20"W. and parallel to said Southerly line of Tract 1, a distance of 738.58 feet; thence,

S.24°46'14"E., a distance of 400.03 feet; thence,

S.69°21'33"W., a distance of 400.00 feet to the most Southerly corner of said parcel herein described; thence,

N.24°46'14"W., a distance of 400.00 feet to a point being 30 feet South of said Southerly line of Tract 1; thence,

S.69°21'20"W. and parallel to said Southerly line of Tract 1, a distance of 628.73 feet to a point on a curve; thence,

Northwesterly, along a curve to the right through a central angle of 3°07'51" having a radius of 350.00 feet and an arc length of 19.13 feet (chord = N.33°00'56"W., 19.12') to a point of tangency; thence,

N.31°27'01"W., a distance of 11.53 feet to the most Westerly corner of said parcel herein described, the point of beginning and containing an area of 252,709.22 square feet or 5.8014 acres, more or less.

Christopher S. Croshaw NMPLS No. 14733

CHRISTOPHER S. CROSHAW NEW MEXICO 14733 REGISTERED PROFESSIONAL SURVEYOR

6-3-05
Date

X:\Public\PROJECTS\X4210012\s\Legal Description_30' Temp D&UE_060305.d[illegible]

2005150965
6347814
Page: 5 of 6
10/11/2005 04:25P
Bk-A185 Pg-546
Mary Herrera Bern. Co. EASE R 19.00

EXHIBIT A

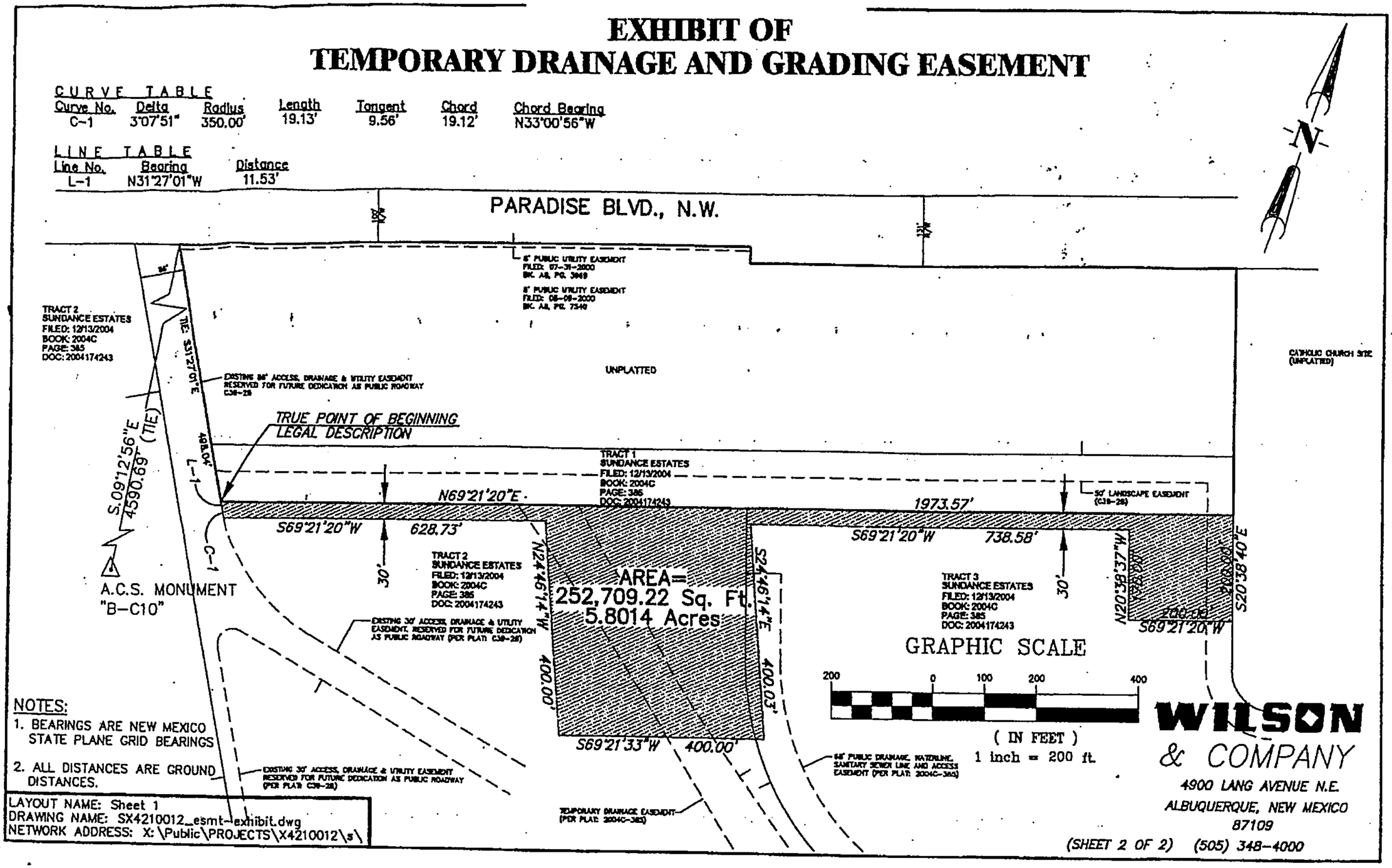
EXHIBIT OF
TEMPORARY DRAINAGE AND GRADING EASEMENT

CURVE TABLE

Curve No.	Delta	Radius	Length	Tangent	Chord	Chord Bearing
C-1	3°07'51"	350.00'	19.13'	9.56'	19.12'	N33°00'56"W

LINE TABLE

Line No.	Bearing	Distance
L-1	N31°27'01"W	11.53'



GRAPHIC SCALE

200 0 100 200 400

(IN FEET)

1 inch = 200 ft.

NOTES:

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS
2. ALL DISTANCES ARE GROUND DISTANCES.

LAYOUT NAME: Sheet 1
DRAWING NAME: SX4210012_esmt-exhibit.dwg
NETWORK ADDRESS: X:\Public\PROJECTS\X4210012\s\

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

(SHEET 2 OF 2)

2005150965
634781.4
Page: 6 of 6
10/11/2005 04:25P
Bk-A185 Pg-546
R 19.00
Mary Herrera Bern. Co. EASE

Current DRC
Project Number:_____

FIGURE 12

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.:_____
DRB Application No.:_____

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

THE BOULDERS - PHASE ONE
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalk (Both Sides) - Deferred	Iron Rock Drive	North End	Dolomite Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalk (North Side) - Deferred	Fossil Road	Iron Rock Drive	East End	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalk (South Side) - Deferred	Dolomite Road	West End	Basalt Peak Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalk (Both Sides) - Deferred	Basalt Peak Drive	Fossil Road	Monolith Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalk (Both Sides) - Deferred	Slickrock Court	South End	Fossil Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalk (North Side) - Deferred	Stone Peak Road	East End	Monolith Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalk (West Side) - Deferred	Rock View Drive	South End	Monolith Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalk (Both Sides) - Deferred	Granite Ridge Road	Stone Peak Road	Rock View Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalk (Both Sides) - Deferred	Monolith Road	Fossil Road	Stone Peak Road	/	/	/

(rev. 03.17.2011)

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalk (East Side) - Deferred	Monolith Road	Stone Peak Road	Rock View Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalk (Both Sides) - Deferred	Monolith Road	Rock View Drive	Boulder Trail Drive	/	/	/
		54' F-F	Residential Paving, Curb & Gutter 6' Sidewalk (Both Sides) - Deferred	Monolith Road	Boulder Trail Drive	West End	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalk (Both Sides) - Deferred	Boulder Trail Drive	Noth End	Monolith Road	/	/	/
		54' F-F	Residential Paving, Curb & Gutter 6' Sidewalk (Both Sides) - Deferred	Boulder Trail Drive	Monolith Road	Unser Boulevard	/	/	/
		38' F-F	Residential Paving, Curb & Gutter - Deferred	Unser Boulevard	Boulder Trail Drive	East Property Line	/	/	/
		8"	SAS Gravity Line	Iron Rock Drive	North End	Dolomite	/	/	/
		8"	SAS Gravity Line	Fossil Road	Iron Rock Drive	East End	/	/	/
		8"	SAS Gravity Line	Dolomite Road	West End	Basalt Peak Drive	/	/	/
		8"	SAS Gravity Line	Basalt Peak Drive	Fossil Road	Monolith Road	/	/	/
		8"	SAS Gravity Line	Slickrock Court	South End	Fossil Road	/	/	/
		8"	SAS Gravity Line	Stone Peak Road	140' East of Monolith Road	East End	/	/	/
		8"	SAS Gravity Line	Roack View Drive	South End	Monolith Road	/	/	/
		8"	SAS Gravity Line	Granite Ridge Road	Stone Peak Road	Rock View Drive	/	/	/
		8"	SAS Gravity Line	Monolith Road	Fossil Road	Boulder Trail Drive	/	/	/

(rev. 03.17.2011)

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	SAS Gravity Line	Monolith Road	West End	115' from West End	/	/	/
		8"	SAS Gravity Line	Boulder Trail Drive	North End	Monolith Road	/	/	/
		8"	SAS Gravity Line	Route Connection	South End of Rock View Drive	South End of Boulders Trail Dr.	/	/	/
		8"	SAS Gravity Line	Route Connection	Monolith Road (180' parallel offset from Boulder Trail Drive)	South End of Boulders Trail Dr.	/	/	/
		8"	SAS Gravity Line	Unser Boulevard	South End of Boulder Trail Dr.	Unser Boulevard Center Line	/	/	/
		6" - 8"	Water PVC Line	Iron Rock Drive	North End	Dolomite Road	/	/	/
		6" - 8"	Water PVC Line	Fossil Road	Iron Rock Drive	East End	/	/	/
		8"	Water PVC Line	Dolomite Road	West End	Basalt Peak Drive	/	/	/
		8"	Water PVC Line	Basalt Peak Drive	Fossil Road	Monolith Road	/	/	/
		8"	Water PVC Line	Slickrock Court	Hydrant at South End	Fossil Road	/	/	/
		6" - 8"	Water PVC Line	Stone Peak Road	East End	Monolith Road	/	/	/
		6" - 8"	Water PVC Line	Rock View Drive	South End	Monolith Road	/	/	/
		8"	Water PVC Line	Granite Ridge Road	Stone Peak Road	Rock View Drive	/	/	/

		8"	Water PVC Line	Monolith Road	Fossil Road	West End	/	/ /
		8"	Water PVC Line	Boulder Trail Drive	Hydrant at North End	Unser Boulevard	/	/ /
		30"	RCP Storm Sewer	Monolith Road	Fossil Road	Rock View Drive	/	/ /
		30" - 36"	RCP Storm Sewer	Rock View Drive	Monolith Road	South End	/	/ /
		24"	RCP Storm Sewer	Granite Ridge Road	Rock View Drive	200' from Rock View Drive	/	/ /
		42"	RCP Storm Sewer	Route Connection	South End of Rock View Drive	South End of Boulder Trail Dr.	/	/ /
		30"	RCP Storm Sewer	Route Connection	150' West of Boulder Trail Dr.	South End of Boulder Trail Dr.	/	/ /
		48"	RCP Storm Sewer	Unser Boulevard	Boulder Trail Drive	Detention Pond	/	/ /
		48"	RCP Storm Sewer	Unser Boulevard	Exhisting 48" RCP in Unser Blvd.	East Property Line	/	/ /
		7.5 ac-ft	Permanent Detention Pond	Tract 6A	-	-	/	/ /
		Water infrastructure to include valves, fittings, valve boxes, and fire hydrants as required.					/	/ /
		Sanitary sewer to include manholes and service connections as required.					/	/ /
		Catch basins and RCP connections included with storm sewer.					/	/ /
		Residential street lights per DPM.					/	/ /

(rev. 03.17.2011)

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing.
The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items: _____
Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____
City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 _____

2 _____

3 _____

AGENT / OWNER

Ronald R. Bohannan
NAME (print)

Tierra West LLC
FIRM

3/18/11
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

_____ DRB CHAIR - date

_____ PARKS & RECREATION - 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

(rev. 03.17.2011)

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 13, 2011

Project# 1002632
11DRB-70061 MAJOR - VACATION OF PUBLIC EASEMENTS
11DRB-70062 MAJOR - PRELIMINARY PLAT APPROVAL
11DRB-70063 MINOR - TEMP DEFERRAL OF SIDEWALK CONSTRUCTION

AMAFCA No comments
COG No comments
TRANSIT No comments
ZONING ENFORCEMENT No comments
NEIGHBORHOOD COORDINATION
APS No comments
POLICE DEPARTMENT No comments
FIRE DEPARTMENT No comments
PNM ELECTRIC & GAS No comments
COMCAST No comments
QWEST Concerning the subject case number(s), Qwest has no objection to the vacation of the public easement as submitted. Prior to any final plat approval, we will need a copy for review
ENVIRONMENTAL HEALTH No comments
M.R.G.C.D No adverse comments
OPEN SPACE DIVISION No comments
CITY ENGINEER Vacation- Additional information is required from the engineer. Prelim Plat - An approved Grading and Drainage Plan is required. Tem Defr Sidewalk Constr- Hydrology has no objection.

TRANSPORTATION DEVELOPMENT

A trip distribution exhibit must be provided prior to determining the width of the roadways.
Additional geometric information must be provided prior to a complete review.
Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.
Clarify existing roadway conditions along Paradise and Unser Boulevard.
Provide a sight distance exhibit. Unser Boulevard must maintain 500 feet of clear sight.
Define all linetypes.
Provide turning template information for the proposed traffic circle.
Define the existing and proposed width of right of way for Unser Boulevard.
All stub streets must meet stub street criteria.
Phase 1 must have 2 access points (see the *Development Process Manual*, Chapter 23, Section 5, Part E).
Will this site be using P1 zoning? Please clarify.
Per the Department of Municipal Development: The vacation exhibit provided shows the vacation extending into Unser Boulevard. Please revise the exhibit to remove any vacation along Unser Boulevard.

PARKS AND RECREATION

ABCWUA

No comments

PLANNING DEPARTMENT

Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation.

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

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

April 19, 2011

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87102

RE: ONE-WEEK DEFERRAL FOR THE BOULDERS
DRB PROJECT NUMBER 1002632

Dear Mr. Cloud:

Tierra West LLC, on behalf of AmGo Properties LLC, requests a one-week deferral to April 27, 2011, for the above referenced project. We request the deferral to allow the DRB Members to complete their review of the applicable submitted materials.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Pierre Amestoy – AmGo Properties, LLC

JN: 2011005
RRB/VC/cla

Z:\2011\2011005\Correspondence\2011005 Jack Cloud DRB Deferral Ltr. 04-19-11.doc

TW

Tierra West, LLC.

(505) 858-3100

5571 Midway Park Place NE, Albuquerque, NM 87109

LETTER OF TRANSMITTAL

DATE: 4/29/2011	JOB NO: 2011005
ATTENTION: Jack Cloud	
RE: Boulders Subdivision	
PHONE:	

TO DRB Members
COA

WE ARE SENDING YOU [x] Attached [ ] Under Separate cover via _____ the following items:

[ ] Shop drawings [ ] Prints [ ] Plans [ ] Samples [ ] Specifications

[ ] Copy of letter [ ] Change order [ ] _____

COPIES	DATED	NO.	DESCRIPTION
			Revised preliminary plat, infrastructure list and exhibits

THESE ARE TRANSMITTED as checked below:

[x] For approval [ ] Approved as submitted [ ] **FOR SIGNATURE(S)**

[ ] For your use [ ] Approved as noted [ ] _____

[X] As requested [ ] Returned for corrections

[ ] For review and comments [ ] _____

[ ] FOR BIDS DUE _____ 20 ____ [ ] PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

RECEIVED BY _____ Date _____ SIGNED Cynthia Abeyta for Vincent Carrica, PE

RETAINING WALL W/SCREEN WALL

SCREEN WALL ONLY

Fossil Road, N.W.

Stone Peak Road, N.W.

Monolith Drive, N.W.

Dolomite Road, N.W.

Granite Ridge Drive, N.W.

Boulder Trail Place, N.W.

Iron Rock Drive, N.W.

Basalt Peak Drive, N.W.

Slickrock Court, N.W.

Rock View Drive, N.W.

Tract D

Tract E

Tract F

Tract G

Tract I

Tract J

Tract K

Tract L

Parcel H

Lot 1 Lot 2 Lot 3 Tract C Lot 4 Lot 5 Lot 6 Lot 7 Lot 8 Lot 9 Lot 10 Lot 11 Lot 12 Lot 13 Lot 14 Lot 15 Lot 16 Lot 17 Lot 18 Lot 19 Lot 20

Lot 21 Lot 22 Lot 23 Lot 24 Lot 25 Lot 26 Lot 27 Lot 28 Lot 29 Lot 30 Lot 31 Lot 32 Lot 33 Lot 34

Lot 35 Lot 36 Lot 37 Lot 38 Lot 39 Lot 40 Lot 41 Lot 42 Lot 43 Lot 44 Lot 45 Lot 46 Lot 47 Lot 48 Lot 49 Lot 50 Lot 51 Lot 52

Lot 53 Lot 54 Lot 55 Lot 56 Lot 57 Lot 58 Lot 59 Lot 60 Lot 61 Lot 62 Lot 63 Lot 64 Lot 65 Lot 66 Lot 67 Lot 68 Lot 69 Lot 70 Lot 71 Lot 72 Lot 73

Lot 74 Lot 75 Lot 76 Lot 77 Lot 78 Lot 79 Lot 80 Lot 81 Lot 82 Lot 83 Lot 84 Lot 85 Lot 86 Lot 87 Lot 88

Lot 89 Lot 90 Lot 91 Lot 92 Lot 93 Lot 94 Lot 95 Lot 96 Lot 97 Lot 98 Lot 99 Lot 100

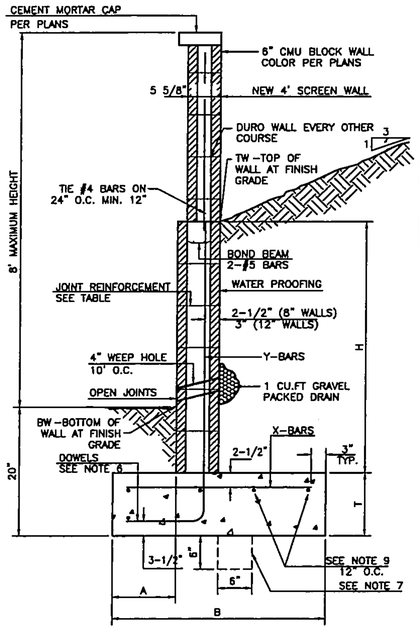
Lot 101 Lot 102 Lot 103 Lot 104 Lot 105 Lot 106 Lot 107 Lot 108 Lot 109 Lot 110 Lot 111 Lot 112 Lot 113 Lot 114 Lot 115 Lot 116 Lot 117 Lot 118 Lot 119 Lot 120 Lot 121 Lot 122 Lot 123 Lot 124 Lot 125 Lot 126 Lot 127 Lot 128 Lot 129 Lot 130 Lot 131 Lot 132

N

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
	WALL EXHIBIT	DATE 3-17-11
		SHEET # 1
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2011005



8 INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	4'-6"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	5'-3"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

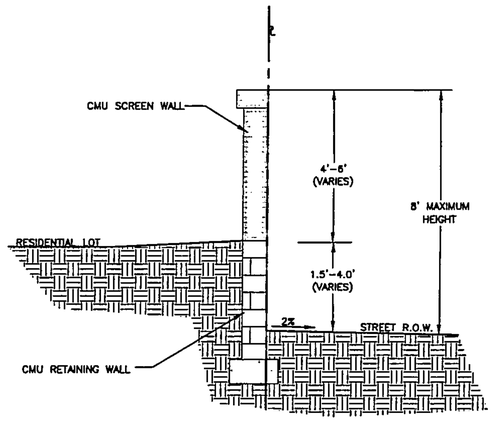
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
5'-4"	4'-8"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	5'-4"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	6'-0"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.
8'-8"	8'-0"	20"	5'-8"	12"	#7 @16" O.C.	#5 @21" O.C.

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2% OF OPTIMUM.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. #3 BARS TO BE USED ON WALLS LESS THAN 2'-8" IN HEIGHT. #4 BARS TO BE USED ON WALLS GREATER THAN OR EQUAL TO 2'-8" X BARS TO BE USED ON WALLS EXCEEDING 2'-8"
10. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

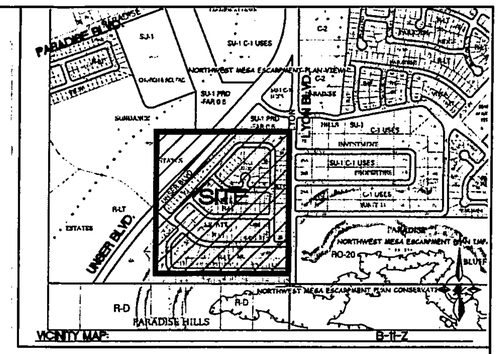
RETAINING W/ SCREEN WALL DETAIL

NTS



RETAINING WALL W/ SCREEN WALL DETAIL- TYPICAL

NTS

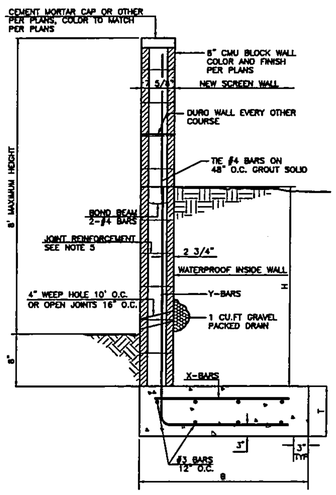


LEGAL DESCRIPTION:

TRACTS NUMBERED TWO (2), THREE (3) AND SEVEN (7) OF THE BULK LAND PLAT OF SUNDANCE ESTATES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 13, 2004, IN PLAT BOOK 2004C, PAGE 385.

INTERSECTION LOCATION:

LOCATED AT UNSER BLVD. & PARADISE BLVD.



GENERAL NOTES:

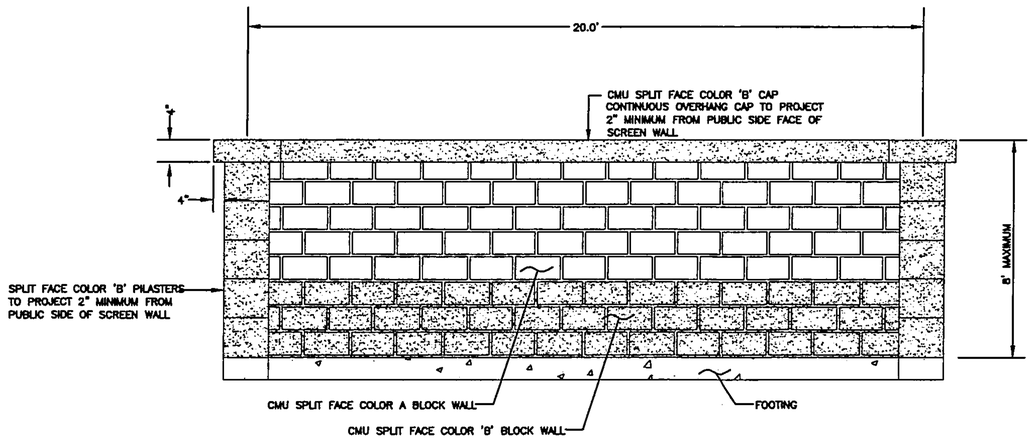
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2% OF OPTIMUM.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'.
7. 30 BAR DIAMETER LAPS TYPICAL.
8. DUR-O-WAL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
9. OPEN JOINTS 16" O.C. TYPICAL AT FIRST COURSE.
10. OWNER TO SELECT MASONRY COLOR AND/OR FINISH
11. SOLID MASONRY CAP COURSE TYPICAL.
12. WATER PROOF WALL.

8 INCH REINFORCED CONCRETE MASONRY WALL (FOR RETAINING PORTION ONLY)

H	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.		
1'-4"	1'-9"	9"	#4 @ 24" O.C.	
2'-0"	2'-0"	9"	#4 @ 24" O.C.	
2'-8"	2'-6"	9"	#4 @ 24" O.C.	
3'-4"	2'-9"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-0"	3'-3"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-8"	4'-0"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
5'-4"	5'-0"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.
6'-0"	5'-6"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.

L-FOOTING RETAINING WALL DETAIL

NTS



SCREENWALL/RETAINING WALL- ELEVATION FOR STREET FACING WALL

NTS

ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
	WALL EXHIBIT	DATE 3-17-11
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # 2
RONALD R. BOHANNAN P.E. #7868		JOB # 2011005

Current DRC
Project Number:_____

FIGURE 12

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.:_____
DRB Application No.:_____

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

THE BOULDERS - PHASE ONE
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Iron Rock Drive	North End	Dolomite Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Fossil Road	Iron Rock Drive	East End	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Dolomite Road	Iron Rock Drive	Basalt Peak Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Basalt Peak Drive	Fossil Road	Dolomite Road	/	/	/
		32' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Basalt Peak Drive	Dolomite Road	Monolith Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Slickrock Court	South End	Fossil Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Stone Peak Road	East End	Monolith Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Rock View Drive	South End	Monolith Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Granite Ridge Road	Stone Peak Road	Rock View Drive	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Monolith Road	Fossil Road	Stone Peak Road	/	/	/
		32' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Monolith Road	Stone Peak Road	Boulder Trail Place	/	/	/
		55' F-F	Residential Paving, Curb & Gutter * 6' Sidewalk (Both Sides) w/ 15' F-F Median	Monolith Road	Boulder Trail Place	Bassalt Peak Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Boulder Trail Place	Noth End	Monolith Road	/	/	/
		55' F-F	Residential Paving, Curb & Gutter * 6' Sidewalk (Both Sides) w/ 11' F-F Median	Boulder Trail Place	Monolith Road	Unser Boulevard	/	/	/
		38' F-F	Residential Paving, Curb & Gutter - * Deferred, 10' Paved Trail (West)	Unser Boulevard	West Property Line	East Property Line	/	/	/
		8"	SAS Gravity Line	Iron Rock Drive	North End	Monolith Road	/	/	/
		8"	SAS Gravity Line	Fossil Road	Iron Rock Drive	East End	/	/	/
		8"	SAS Gravity Line	Dolomite Road	Iron Rock Drive	Basalt Peak Drive	/	/	/
		8"	SAS Gravity Line	Basalt Peak Drive	Fossil Road	Monolith Road	/	/	/
		8"	SAS Gravity Line	Slickrock Court	South End	Fossil Road	/	/	/
		8"	SAS Gravity Line	Stone Peak Road	140' East of Monolith Road	East End	/	/	/
		8"	SAS Gravity Line	Roack View Drive	South End	Monolith Road	/	/	/
		8"	SAS Gravity Line	Granite Ridge Road	Stone Peak Road	Rock View Drive	/	/	/
		8"	SAS Gravity Line	Monolith Road	Fossil Road	Boulder Trail Place	/	/	/

(rev. 03.17.2011)

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		8"	SAS Gravity Line	Monolith Road	Bassalt Peak Drive	105' East of Bassalt Peak Drive	/	/	/
		8"	SAS Gravity Line	Boulder Trail Place	North End	Monolith Road	/	/	/
		8"	SAS Gravity Line	Route Connection	South End of Rock View Drive	South End of Boulders Trail Pl.	/	/	/
		8"	SAS Gravity Line	Route Connection	Monolith Road (180' parallel offset from Boulder Trail Drive)	South End of Boulders Trail Pl.	/	/	/
		8"	SAS Gravity Line	Unser Boulevard	South End of Boulders Trail Pl.	205' East of Unser Boulevard Centerline	/	/	/
		6" - 8"	Water PVC Line	Iron Rock Drive	North End	Monolith Road	/	/	/
		6" - 8"	Water PVC Line	Fossil Road	Iron Rock Drive	East End	/	/	/
		8"	Water PVC Line	Dolomite Road	Iron Rock Road	Basalt Peak Drive	/	/	/
		8"	Water PVC Line	Basalt Peak Drive	Fossil Road	Monolith Road	/	/	/
		8"	Water PVC Line	Slickrock Court	Hydrant at South End	Fossil Road	/	/	/
		6" - 8"	Water PVC Line	Stone Peak Road	East End	Monolith Road	/	/	/
		6" - 8"	Water PVC Line	Rock View Drive	South End	Monolith Road	/	/	/
		8"	Water PVC Line	Granite Ridge Road	Stone Peak Road	Rock View Drive	/	/	/

(rev. 03.17.2011)

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification Private Inspector	Private P.E.	City Cnst Engineer
		8"	Water PVC Line	Monolith Road	Fossil Road	Bassalt Peak Drive	/	/	/
		8"	Water PVC Line	Boulder Trail Place	Hydrant at North End	Unser Boulevard	/	/	/
		30"	RCP Storm Sewer	Monolith Road	Fossil Road	Rock View Drive	/	/	/
		30" - 36"	RCP Storm Sewer	Rock View Drive	Monolith Road	South End	/	/	/
		24"	RCP Storm Sewer	Granite Ridge Road	Rock View Drive	200' East of Rock View Drive	/	/	/
		42"	RCP Storm Sewer	Route Connection	South End of Rock View Drive	South End of Boulder Trail Place	/	/	/
		30"	RCP Storm Sewer	Route Connection	150' West of Boulder Trail Place	South End of Boulder Trail Place	/	/	/
		48"	RCP Storm Sewer	Unser Boulevard	Boulder Trail Place	Detention Pond	/	/	/
		48"	RCP Storm Sewer	Unser Boulevard	Exhisting 48" RCP in Unser Blvd.	East Property Line	/	/	/
		7.5 ac-ft	Permanent Detention Pond	Tract 6A	-	-	/	/	/
		Sanitary sewer to include manholes and service connections as required.					/	/	/
		Catch basins and RCP connections included with storm sewer.					/	/	/
		Residential street lights per DPM.					/	/	/
		Water infrastructure to include valves, fittings, valve boxes, and fire hydrants as required.					/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing.
The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To

Construction Certification		
Private		City Cnst
Inspector	P.E.	Engineer
/	/	/
/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 *Sidewalk fronting residential lots are deferred as shown on the approved Deferral Sidewalk Exhibit.

2

3

AGENT / OWNER

RONALD R. BOHANNAN, PE
NAME (print)

TIERRA WEST, LLC
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

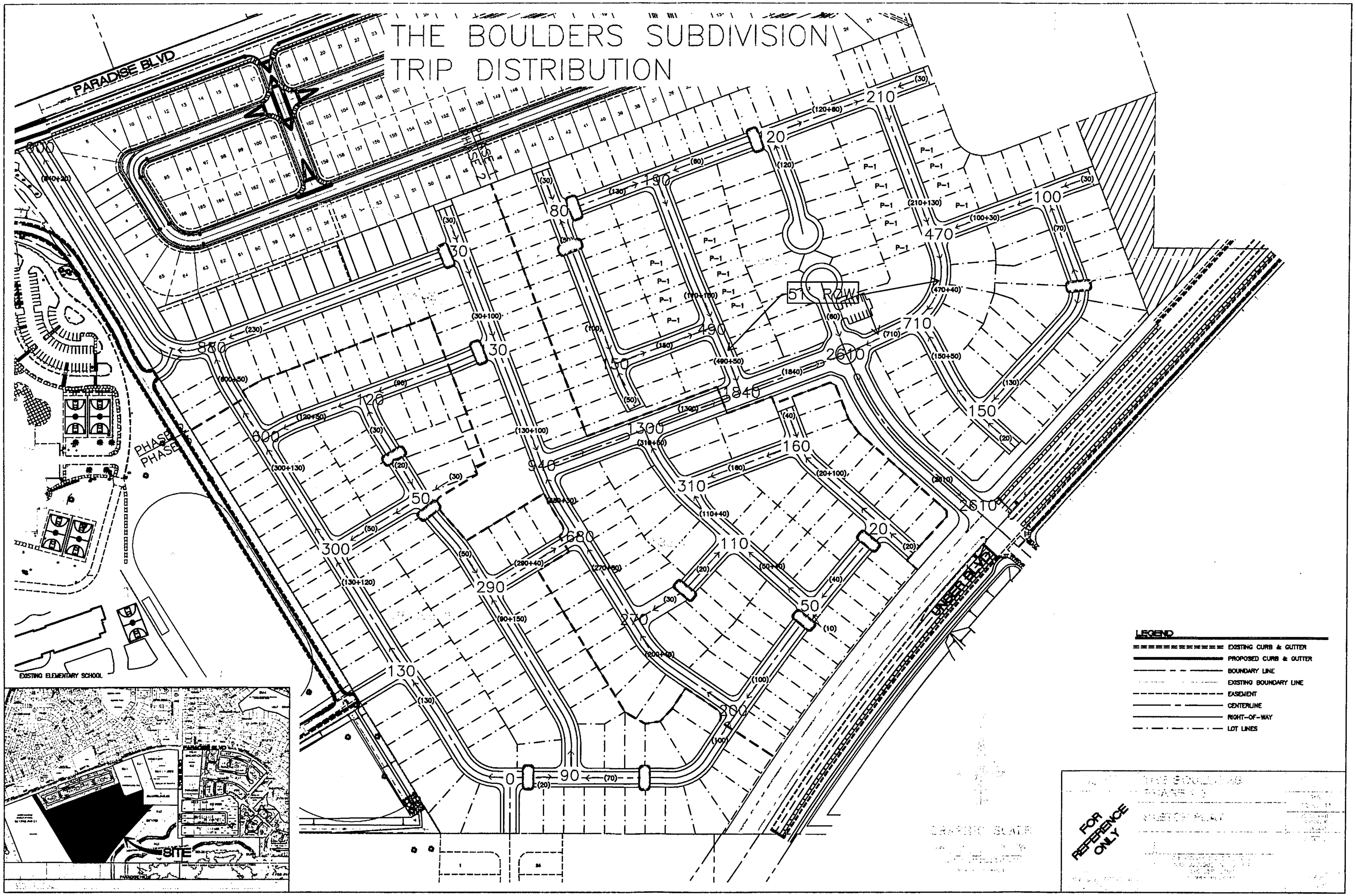
_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 03.17.2011)


THE BOULDERS SUBDIVISION
TRIP DISTRIBUTION
PARADISE BLVD
PHASE 1
PHASE 2
PHASE 3
51' ROW
UNDER BLVD
EXISTING ELEMENTARY SCHOOL
SITE
LEGEND
EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER
BOUNDARY LINE
EXISTING BOUNDARY LINE
EASEMENT
CENTERLINE
RIGHT-OF-WAY
LOT LINES
FOR REFERENCE ONLY

DEFERRED SIDEWALK

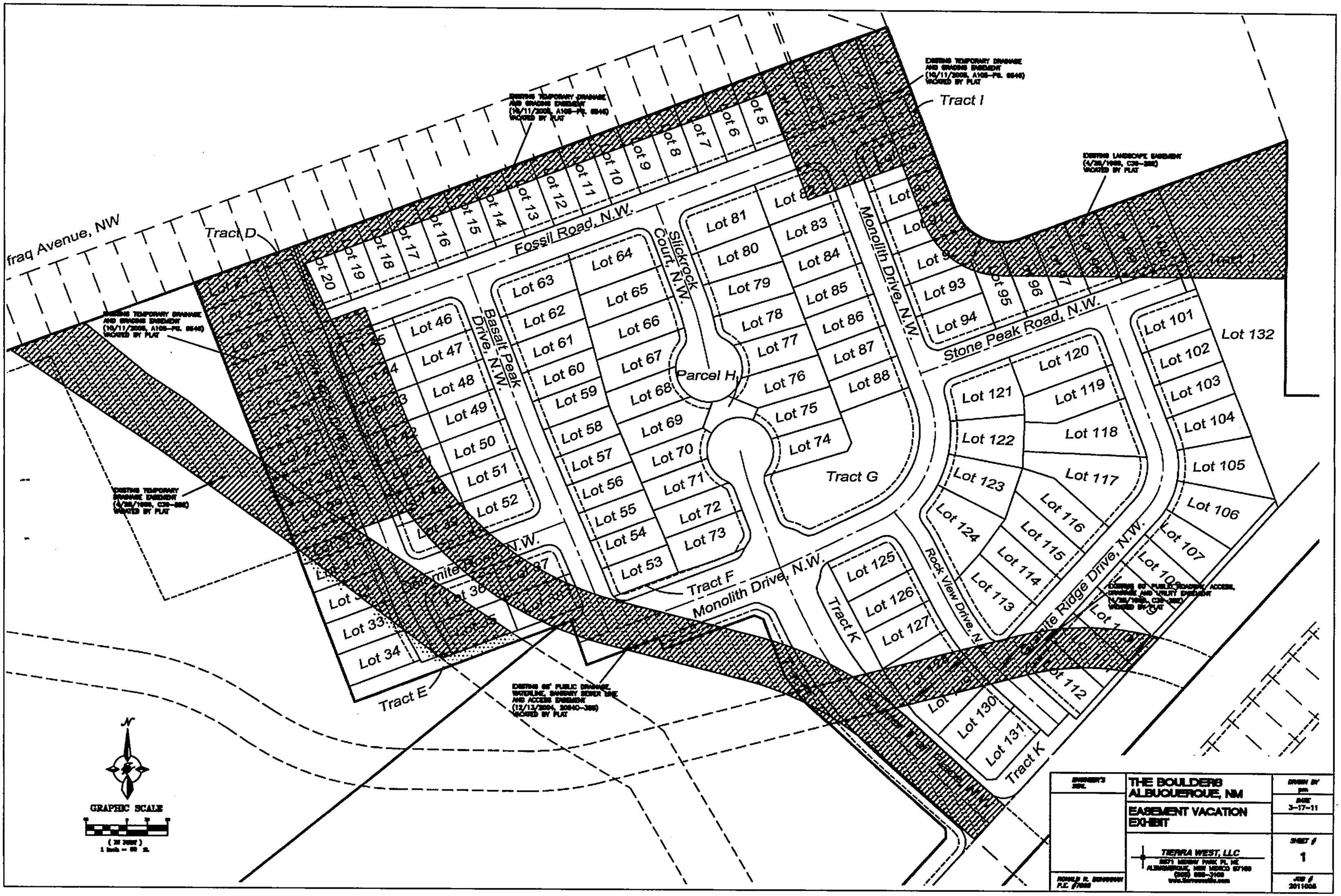
Tract D
Tract I
Tract J
Tract C
Tract E
Tract F
Tract G
Tract K
Tract L
Parcel H

Fossil Road, N.W.
Basalt Peak Drive, N.W.
Slickrock Court, N.W.
Monolith Drive, N.W.
Stone Peak Road, N.W.
Iron Rock Drive, N.W.
Dolomite Road, N.W.
Rock View Drive, N.W.
Granite Ridge Drive, N.W.
Boulder Trail Place, N.W.

Lot 1 Lot 2 Lot 3 Lot 4 Lot 5 Lot 6 Lot 7 Lot 8 Lot 9 Lot 10 Lot 11 Lot 12 Lot 13 Lot 14 Lot 15 Lot 16 Lot 17 Lot 18 Lot 19 Lot 20
Lot 21 Lot 22 Lot 23 Lot 24 Lot 25 Lot 26 Lot 27 Lot 28 Lot 29 Lot 30 Lot 31 Lot 32 Lot 33 Lot 34
Lot 35 Lot 36 Lot 37 Lot 38 Lot 39 Lot 40 Lot 41 Lot 42 Lot 43 Lot 44 Lot 45 Lot 46 Lot 47 Lot 48 Lot 49 Lot 50 Lot 51 Lot 52
Lot 53 Lot 54 Lot 55 Lot 56 Lot 57 Lot 58 Lot 59 Lot 60 Lot 61 Lot 62 Lot 63 Lot 64 Lot 65 Lot 66 Lot 67 Lot 68 Lot 69 Lot 70 Lot 71 Lot 72 Lot 73
Lot 74 Lot 75 Lot 76 Lot 77 Lot 78 Lot 79 Lot 80 Lot 81 Lot 82 Lot 83 Lot 84 Lot 85 Lot 86 Lot 87 Lot 88
Lot 89 Lot 90 Lot 91 Lot 92 Lot 93 Lot 94 Lot 95 Lot 96 Lot 97 Lot 98 Lot 99 Lot 100
Lot 101 Lot 102 Lot 103 Lot 104 Lot 105 Lot 106 Lot 107 Lot 108 Lot 109 Lot 110 Lot 111 Lot 112
Lot 113 Lot 114 Lot 115 Lot 116 Lot 117 Lot 118 Lot 119 Lot 120 Lot 121 Lot 122 Lot 123 Lot 124
Lot 125 Lot 126 Lot 127 Lot 128 Lot 129 Lot 130 Lot 131
Lot 132

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
	DEFERRED SIDEWALK EXHIBIT	DATE 3-17-11
	TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # 1
RONALD R. BOHANNAN P.E. #7868		JOB # 2011005



ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
	EASEMENT VACATION EXHIBIT	DATE 3-17-11
	TIERRA WEST, LLC	SHEET # 1
RONALD R. BOHANNAN P.E. #7868		JOB # 2011005

TW

Tierra West, LLC.

(505) 858-3100

5571 Midway Park Place NE, Albuquerque, NM 87109

LETTER 3 OF TRANSMITTAL

DATE: 5/3/2011	JOB NO: 2011005
ATTENTION: Jack Cloud	
RE: Boulders Subdivision	
PHONE:	

TO Jack Cloud, DRB Chairman
COA

WE ARE SENDING YOU ☐ Attached ☐ Under Separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☒ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATED	NO.	DESCRIPTION
1			Revised Grading and drainage plan
1			REVISED PRELIMINARY PLAT (SIGNED BY OWNER & CITY SURVEYOR

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ **FOR SIGNATURE(S)**

☐ For your use ☐ Approved as noted ☐ _____

☒ As requested ☐ Returned for corrections

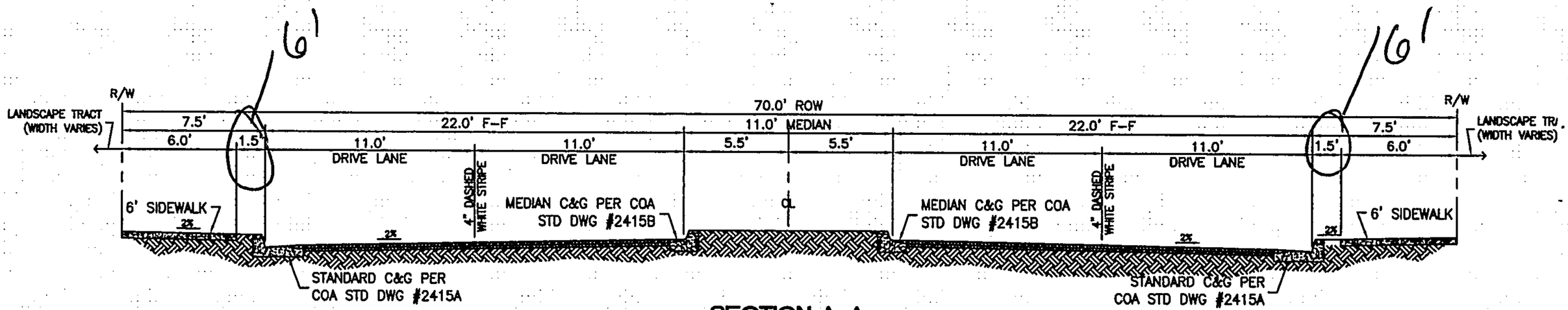
☐ For review and comments ☐ _____

☐ FOR BIDS DUE _____ 20 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS **Jack, here is the revised grading plan that was submitted last week to Curtis. As I** mentioned on the phone, we are in the process of getting the city surveyor signature on the plat and hope to have that to you this morning as well. → Attached

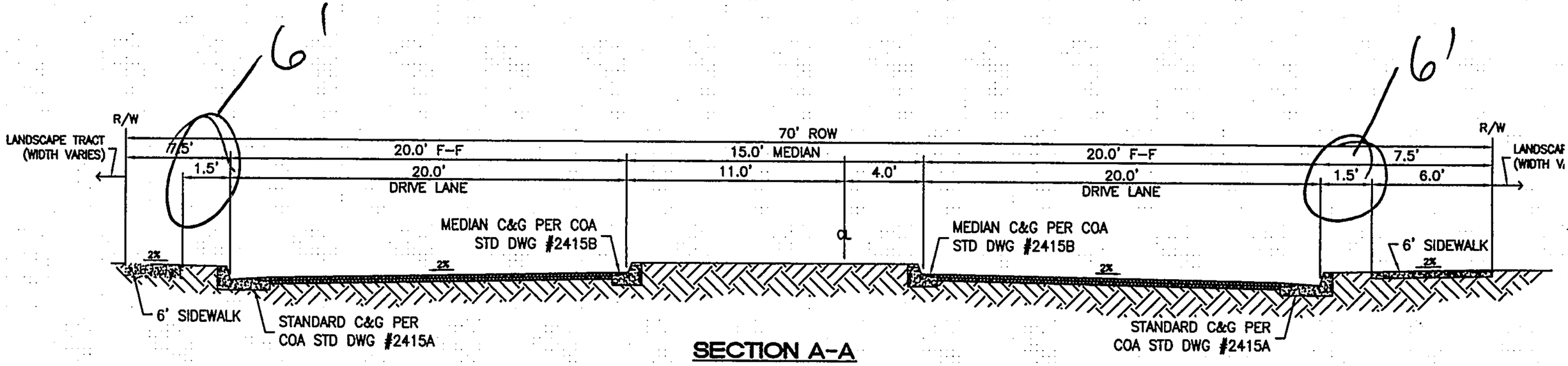
COPY TO _____

RECEIVED BY _____ Date _____ SIGNED Vincent Carrica, PE



SECTION A-A
BOULDER TRAIL PL

SC: NTS



SECTION A-A
MONOLITH DR
SC: NTS

TW

Tierra West, LLC.

(505) 858-3100

5571 Midway Park Place NE, Albuquerque, NM 87109

LETTER 3 OF TRANSMITTAL

DATE: 5/2/2011	JOB NO: 2011005
ATTENTION: Jack Cloud	
RE: Boulders Subdivision	
PHONE:	

TO Jack Cloud, DRB Chairman
COA

WE ARE SENDING YOU ☐ Attached ☐ Under Separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☒ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATED	NO.	DESCRIPTION
1			Revised Grading and drainage plan

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ **FOR SIGNATURE(S)**

☐ For your use ☐ Approved as noted ☐ _____

☒ As requested ☐ Returned for corrections

☐ For review and comments ☐ _____

☐ FOR BIDS DUE _____ 20 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS **Jack, here is the revised grading plan that was submitted last week to Curtis. As I** mentioned on the phone, we are in the process of getting the city surveyor signature on the plat and hope to have that to you this morning as well.

COPY TO _____

RECEIVED BY _____ Date _____ SIGNED Vincent Carrica, PE

TW

Tierra West, LLC.

(505) 858-3100

5571 Midway Park Place NE, Albuquerque, NM 87109

LETTER OF TRANSMITTAL

DATE: 5/5/2011	JOB NO: 2011005
ATTENTION: Jack Cloud, Chairman	
RE: Boulders Subdivision	

TO DRB
City of Albuquerque

WE ARE SENDING YOU [x] Attached [ ] Under Separate cover via _____ the following items:

[ ] Shop drawings [ ] Prints [X] Plans [ ] Samples [ ] Specifications

[ ] Copy of letter [ ] Change order [ ] _____

COPIES	DATED	NO.	DESCRIPTION
1			Preliminary Plat
1			Infrastructure List
1			Wall Exhibit
1			Vacation Exhibit
1			Grading & Drainage Plans
1			Sidewalk Deferral Exhibit
1			Trip Distribution Exhibit

THESE ARE TRANSMITTED as checked below:

[x] For approval [ ] Approved as submitted [ ] **FOR SIGNATURE(S)**

[ ] For your use [ ] Approved as noted [ ] _____

[ ] As requested [ ] Returned for corrections

[ ] For review and comments [ ] _____

[ ] FOR BIDS DUE _____ 20 _____ [ ] PRINTS RETURNED AFTER LOAN TO US

REMARKS **Revise Preliminary Plat and exibits with comments addressed**

COPY TO _____

RECEIVED BY _____ Date _____ SIGNED Vincent Carrica, PE

FAX (505) 858-1118

If enclosures are not as noted, kindly notify us at once

Email: twllc@tierrawestllc.com

THE BOULDERS SUBDIVISION
TRIP DISTRIBUTION

PARADISE BLVD
Mafraq Avenue, N.W.
Sarnia Street, N.W.
PHASE 2
Tract D
DIRECTION BREAK
Fossil Road, N.W.
Stockton Court, N.W.
Fossil Peak Drive, N.W.
Iron Rock Drive, N.W.
Parcel H
PHASE I
Tract I
Monolith Drive, N.W.
Tract J
Stone Peak Road, N.W.
Tract G
PHASE II
Tract A
Dolomite Road, N.W.
Tract E
Tract K
Rock View Drive, N.W.
Granite Ridge Drive, N.W.
Tract L
Boulder Trail Place, N.W.
PHASE III
Tract B
UNSER BLVD
EXISTING ELEMENTARY SCHOOL

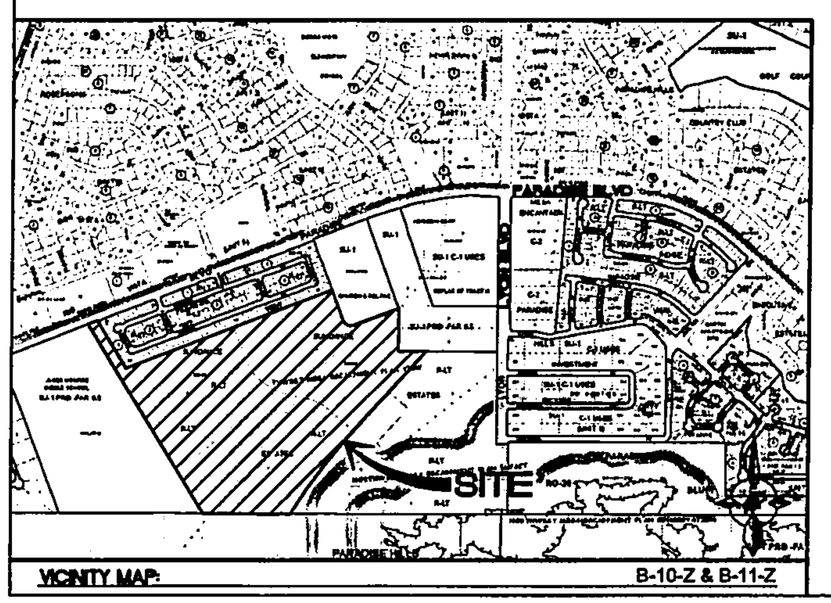
900 (880+20)
80 (30)
30 (30)
190 (80+50)
120 (120+60)
210 (30)
100 (100+30)
470 (470+40)
710 (710)
2610 (2610)
150 (150+50)
880 (230)
600 (600+50)
120 (90)
130 (30+100)
490 (190+150)
1840 (490+50)
1300 (1300)
160 (40)
930 (130+100)
320 (160)
50 (930)
300 (300+130)
670 (670+30)
290 (290+40)
120 (120+40)
50 (50+40)
20 (20)
130 (130+120)
200 (200+140)
0 (90+150)
90 (90)
(70)
(20)
(10)
(100)
(150)
(50)
(60)
(120)
(210+130)
(70)
(30)
(40)
(20+100)
(2610)
(320+50)
(1840)

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES

N

GRAPHIC SCALE
100 50 0 50 100
SCALE: 1"=100'



VICINITY MAP: B-10-Z & B-11-Z

ENGINEER'S SEAL FOR REFERENCE ONLY RONALD R. BOHANNAN P.E. #7868	THE BOULDERS PHASE 1-3 SKETCH PLAT TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 tierrawestllc.com	DRAWN BY DY DATE 02-08-11 2011005-TRIP DISTRIBUTION SHEET # JOB # 2011005

DEFERRED SIDEWALK

Fossil Road, N.W.
Stone Peak Road, N.W.
Monolith Drive, N.W.
Slickrock Court, N.W.
Basalt Peak Drive, N.W.
Iron Rock Drive, N.W.
Dolomite Road, N.W.
Rock View Drive, N.W.
Granite Ridge Drive, N.W.
Boulder Trail Place, N.W.

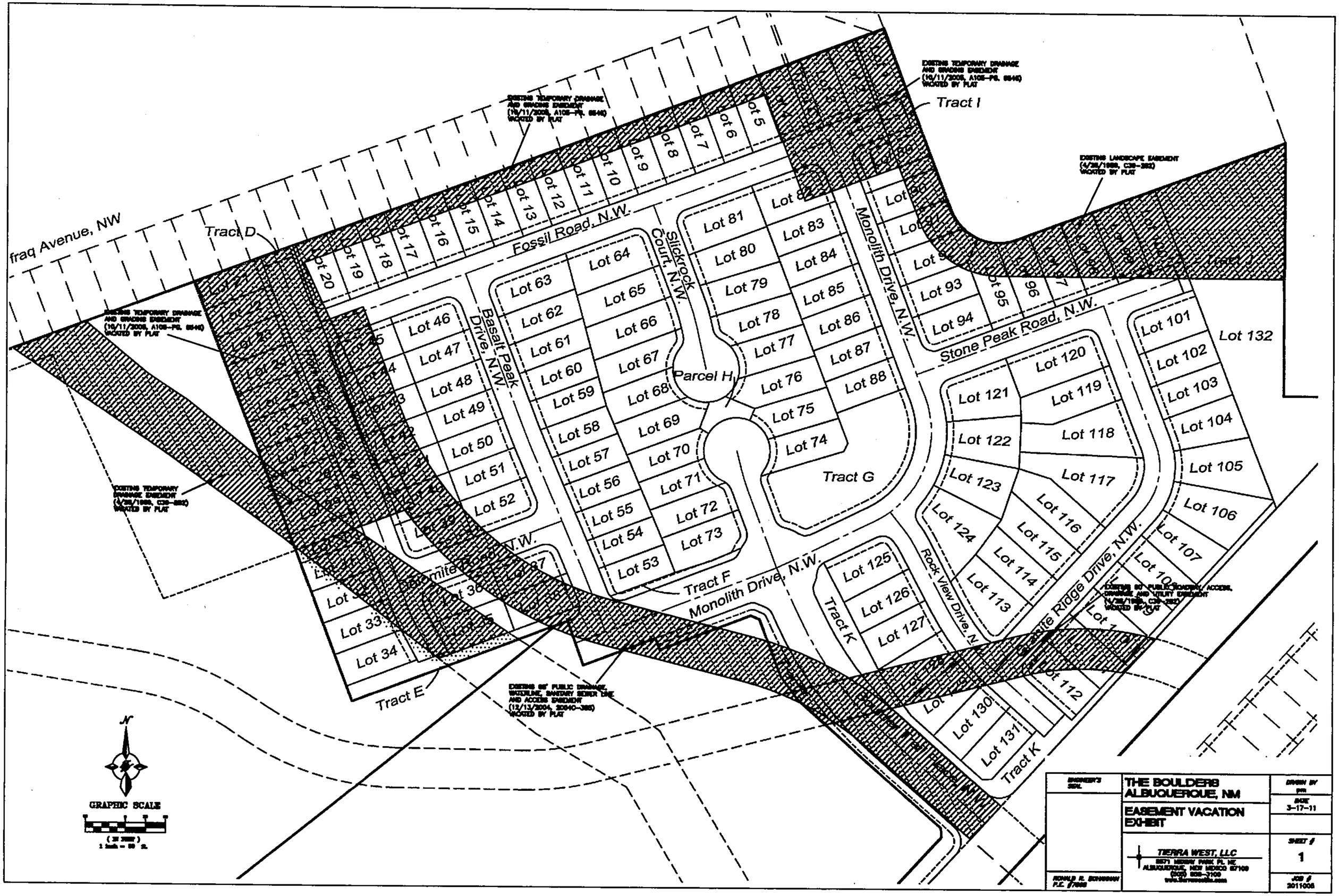
Tract C
Tract D
Tract E
Tract F
Tract G
Tract I
Tract J
Tract K
Tract L
Parcel H

Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16
Lot 17
Lot 18
Lot 19
Lot 20
Lot 21
Lot 22
Lot 23
Lot 24
Lot 25
Lot 26
Lot 27
Lot 28
Lot 29
Lot 30
Lot 31
Lot 32
Lot 33
Lot 34
Lot 35
Lot 36
Lot 37
Lot 38
Lot 39
Lot 40
Lot 41
Lot 42
Lot 43
Lot 44
Lot 45
Lot 46
Lot 47
Lot 48
Lot 49
Lot 50
Lot 51
Lot 52
Lot 53
Lot 54
Lot 55
Lot 56
Lot 57
Lot 58
Lot 59
Lot 60
Lot 61
Lot 62
Lot 63
Lot 64
Lot 65
Lot 66
Lot 67
Lot 68
Lot 69
Lot 70
Lot 71
Lot 72
Lot 73
Lot 74
Lot 75
Lot 76
Lot 77
Lot 78
Lot 79
Lot 80
Lot 81
Lot 82
Lot 83
Lot 84
Lot 85
Lot 86
Lot 87
Lot 88
Lot 89
Lot 90
Lot 91
Lot 92
Lot 93
Lot 94
Lot 95
Lot 96
Lot 97
Lot 98
Lot 99
Lot 100
Lot 101
Lot 102
Lot 103
Lot 104
Lot 105
Lot 106
Lot 107
Lot 108
Lot 109
Lot 110
Lot 111
Lot 112
Lot 113
Lot 114
Lot 115
Lot 116
Lot 117
Lot 118
Lot 119
Lot 120
Lot 121
Lot 122
Lot 123
Lot 124
Lot 125
Lot 126
Lot 127
Lot 128
Lot 129
Lot 130
Lot 131
Lot 132

N

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
	DEFERRED SIDEWALK EXHIBIT	DATE 3-17-11
		SHEET # 1
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	JOB # 2011005



ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
	EASEMENT VACATION EXHIBIT	DATE 3-17-11
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # 1
		JOB # 2011008

RETAINING WALL W/SCREEN WALL

SCREEN WALL ONLY

Fossil Road, N.W.

Dolomite Road, N.W.

Stone Peak Road, N.W.

Granite Ridge Drive, N.W.

Monolith Drive, N.W.

Iron Rock Drive, N.W.

Basalt Peak Drive, N.W.

Slickrock Court, N.W.

Rock View Drive, N.W.

Boulder Trail Place, N.W.

Tract D

Tract E

Tract F

Tract G

Tract I

Tract J

Tract K

Tract L

Parcel H

Lot 1 Lot 2 Lot 3 Tract C Lot 4 Lot 5 Lot 6 Lot 7 Lot 8 Lot 9 Lot 10 Lot 11 Lot 12 Lot 13 Lot 14 Lot 15 Lot 16 Lot 17 Lot 18 Lot 19 Lot 20 Lot 21 Lot 22 Lot 23 Lot 24 Lot 25 Lot 26 Lot 27 Lot 28 Lot 29 Lot 30 Lot 31 Lot 32 Lot 33 Lot 34

Lot 35 Lot 36 Lot 37 Lot 38 Lot 39 Lot 40 Lot 41 Lot 42 Lot 43 Lot 44 Lot 45 Lot 46 Lot 47 Lot 48 Lot 49 Lot 50 Lot 51 Lot 52

Lot 53 Lot 54 Lot 55 Lot 56 Lot 57 Lot 58 Lot 59 Lot 60 Lot 61 Lot 62 Lot 63 Lot 64 Lot 65 Lot 66 Lot 67 Lot 68 Lot 69 Lot 70 Lot 71 Lot 72 Lot 73 Lot 74 Lot 75 Lot 76 Lot 77 Lot 78 Lot 79 Lot 80 Lot 81 Lot 82 Lot 83 Lot 84 Lot 85 Lot 86 Lot 87 Lot 88

Lot 89 Lot 90 Lot 91 Lot 92 Lot 93 Lot 94 Lot 95 Lot 96 Lot 97 Lot 98 Lot 99 Lot 100 Lot 101 Lot 102 Lot 103 Lot 104 Lot 105 Lot 106 Lot 107 Lot 108 Lot 109 Lot 110 Lot 111 Lot 112 Lot 113 Lot 114 Lot 115 Lot 116 Lot 117 Lot 118 Lot 119 Lot 120 Lot 121 Lot 122 Lot 123 Lot 124 Lot 125 Lot 126 Lot 127 Lot 128 Lot 129 Lot 130 Lot 131 Lot 132

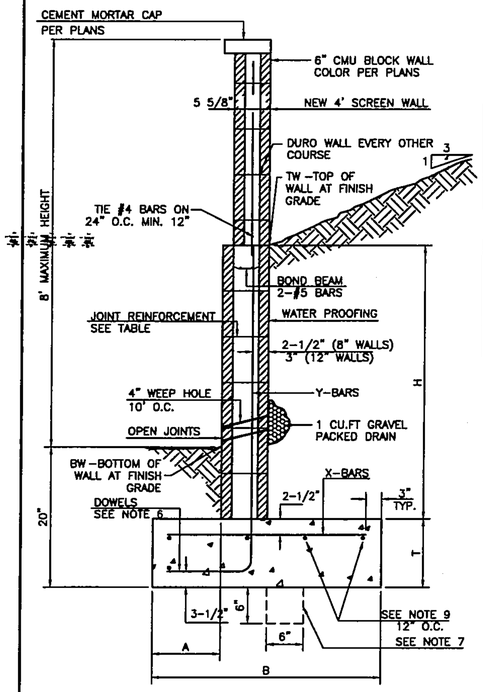
N

GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.

ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
	WALL EXHIBIT	DATE 3-17-11
		SHEET # 1
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2011005



RETAINING W/ SCREEN WALL DETAIL

NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

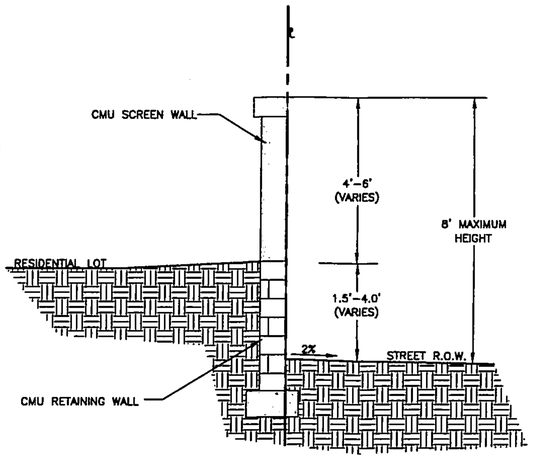
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	4'-6"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	5'-3"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
5'-4"	4'-8"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	5'-4"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	6'-0"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#5 @16" O.C.	#5 @28" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.
8'-8"	8'-0"	20"	5'-8"	12"	#7 @16" O.C.	#5 @21" O.C.

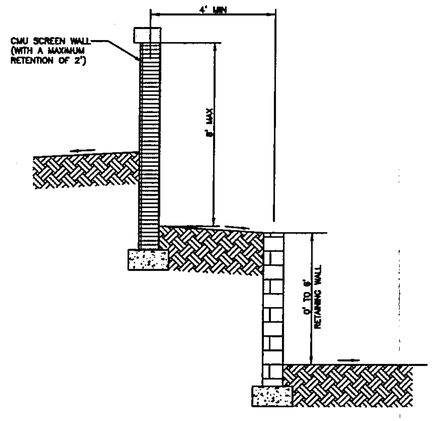
GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2% OF OPTIMUM.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. #3 BARS TO BE USED ON WALLS LESS THAN 2'-8" IN HEIGHT. #4 BARS TO BE USED ON WALLS GREATER THAN OR EQUAL TO 2'-8" X BARS TO BE USED ON WALLS EXCEEDING 2'-8"
10. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".



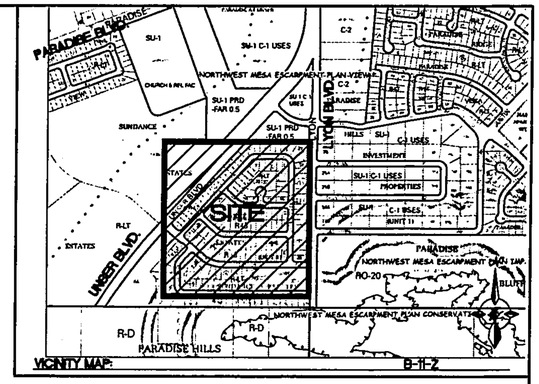
RETAINING WALL W/ SCREEN WALL DETAIL- TYPICAL

NTS



STEPPED RETAINING WALL W/ SCREEN WALL DETAIL

NTS

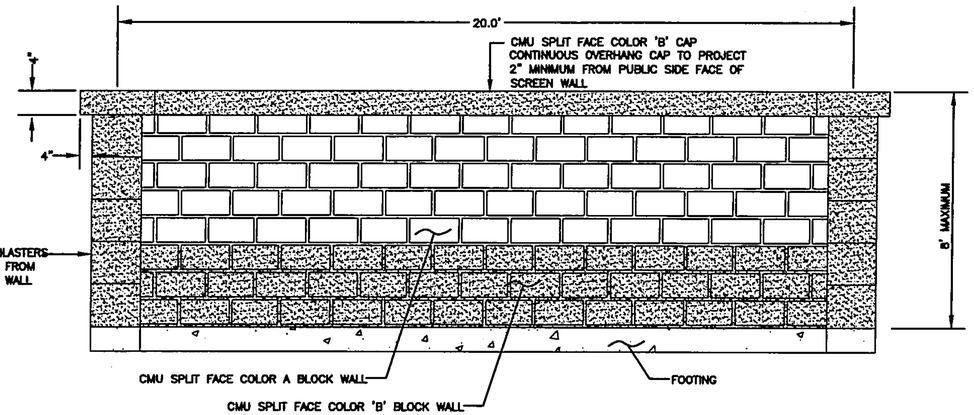


LEGAL DESCRIPTION:

TRACTS NUMBERED TWO (2), THREE (3) AND SEVEN (7) OF THE BULK LAND PLAT OF SUNDANCE ESTATES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 13, 2004, IN PLAT BOOK 2004C, PAGE 385.

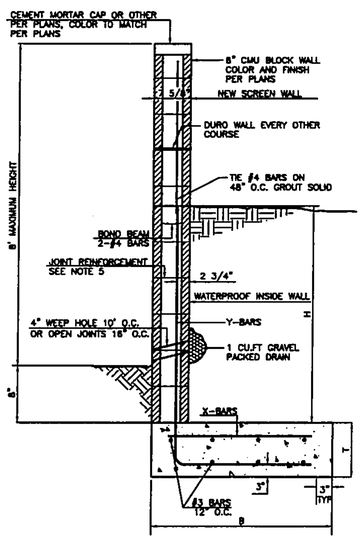
INTERSECTION LOCATION:

LOCATED AT UNSER BLVD. & PARADISE BLVD.



SCREENWALL/RETAINING WALL- ELEVATION FOR STREET FACING WALL

NTS



L-FOOTING RETAINING WALL DETAIL

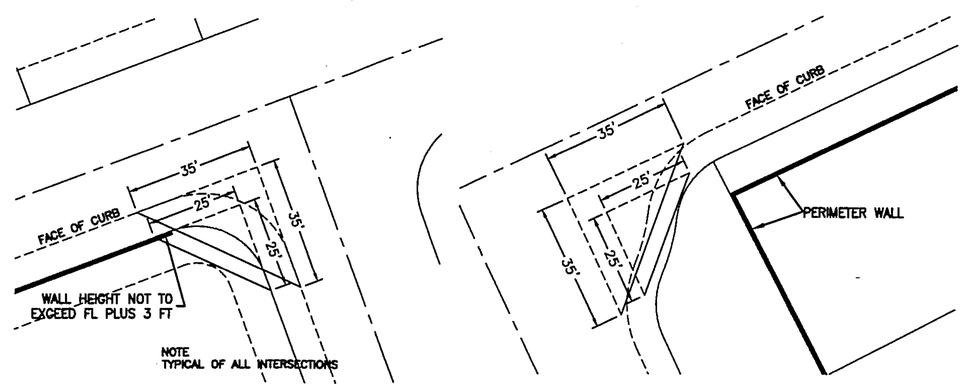
NTS

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2% OF OPTIMUM.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'.
7. 30 BAR DIAMETER LAPS TYPICAL.
8. DUR-O-WAL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
9. OPEN JOINTS 16" O.C. TYPICAL AT FIRST COURSE.
10. OWNER TO SELECT MASONRY COLOR AND/OR FINISH
11. SOLID MASONRY CAP COURSE TYPICAL.
12. WATER PROOF WALL.

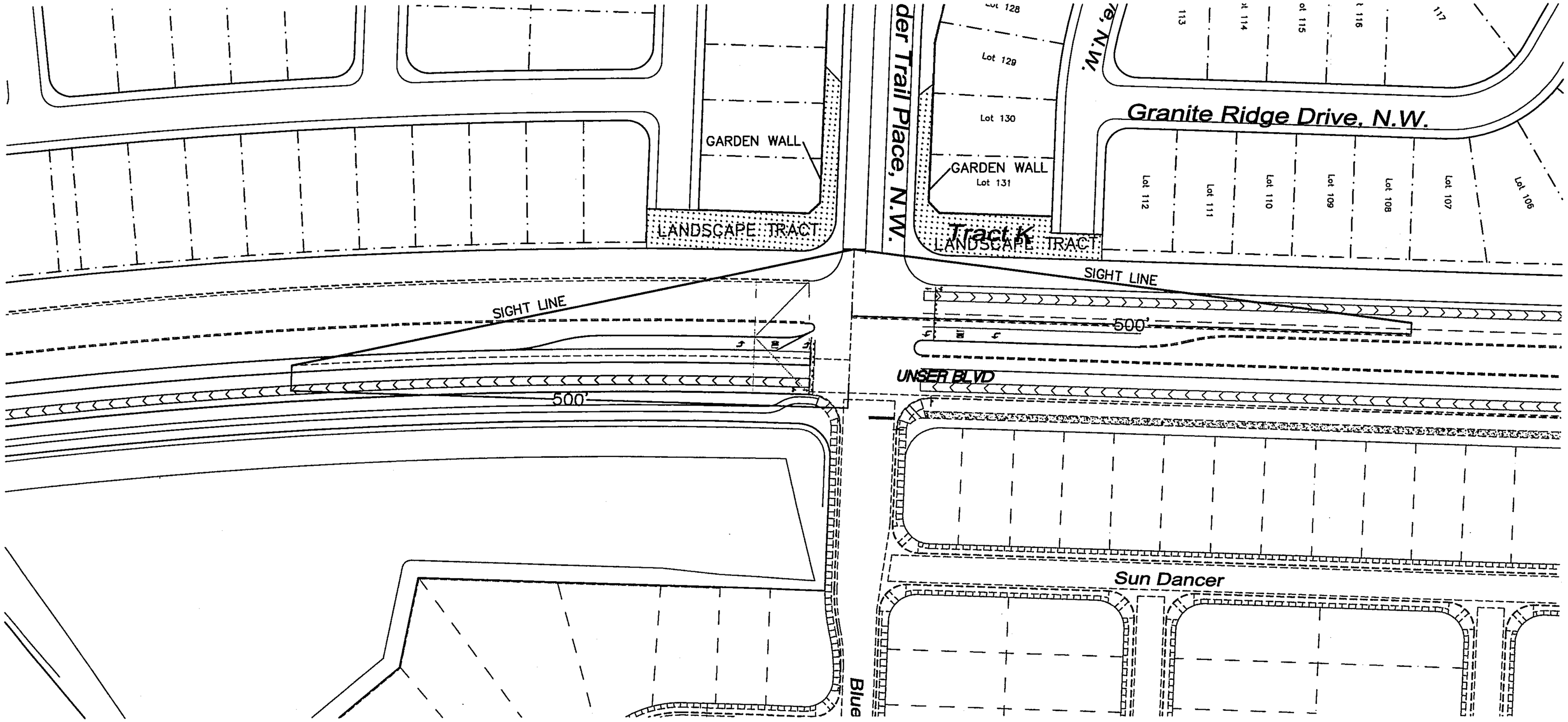
8 INCH REINFORCED CONCRETE MASONRY WALL
(FOR RETAINING PORTION ONLY)

H	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.		
1'-4"	1'-9"	9"	#4 @ 24" O.C.	
2'-0"	2'-0"	9"	#4 @ 24" O.C.	
2'-8"	2'-6"	9"	#4 @ 24" O.C.	
3'-4"	2'-9"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-0"	3'-3"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-8"	4'-0"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
5'-4"	5'-0"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.
6'-0"	5'-6"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.



SIGHT TRIANGLES

ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
	WALL EXHIBIT	DATE 3-17-11
		SHEET # 2
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2011005



N

GRAPHIC SCALE

30 0 30 60

(IN FEET)

1 inch = 60 ft.

ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
	UNSER BLVD SIGHT DISTANCE EXHIBIT	DATE 3-17-11
		SHEET # 3
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2011005

Proj # 1002632

FIGURE 12

SUBDIVISION IMPROVEMENTS AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B Modified Non-Work Order)
COA# 7617.81
AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 23RD day of June, 2006 by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is PO Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **CAPITAL ALLIANCE INVESTMENTS, LLC** ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] **A LIMITED LIABILITY COMPANY**, whose address is **6300 JEFFERSON STREET NE, ALBUQUERQUE, NM 87109** and whose telephone number is **505.828.1100**, 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 [describe:] **BULK LAND PLAT OF SUNDANCE ESTATES**, recorded on **DECEMBER 13**,20 **04** in the records of the Bernalillo County Clerk at Book **2004C**, Folio **385** (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:] **CAPITAL ALLIANCE INVESTEMENTS LLC** ("Owner").

2006093836
6481399
Page: 1 of 4
06/26/2006 03:05P
Bk-A119 Pg-3571
R 15.00
AGRE
Bern. Co.
Mary Herrera

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as **SUNDANCE ESTATES UNIT 1** 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 in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the **16TH** day of **SEPTEMBER**, 20 **06** ("Construction Completion Deadline"), at no cost to the City.

Note: To compute the Construction Completion Deadline: The Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Financial Guaranty. the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following Financial Guarantee:

Type of Financial Guaranty: **LETTER OF CREDIT #1661**
Amount: **$175,325.03**
Name of Financial Institution or Surety providing Guaranty:
LOS ALAMOS NATIONAL BANK
Date City first able to call Guaranty: **SEPTEMBER 16, 2006**
[Construction Completion Deadline]: **SEPTEMBER 16, 2006**
If Guaranty other than a Bond, last day City able to call Guaranty is:
NOVEMBER 16, 2007

Additional information: **UNSER BOULEVARD PAVING & STORM DRAIN**

4. Completion, Acceptance and Termination. Upon completion of the required infrastructure, the Subdivider shall notify the City Engineer and the Design Review Section of Public works Department. After the City Engineer approves the construction, the City will promptly release this Agreement and the Financial Guaranty.

5. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

7. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

2006093836
6481399
Page: 2 of 4
06/26/2006 03:05P
Maru Herrera Bern. Co. AGRE R 15.00 Bk-A119 Pg-3571

8. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

9. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

2006093836
6481399
Page: 3 of 4
06/26/2006 03:05P
Bk-A119 Pg-3571
R 15.00
Bern. Co. AGRE
Mary Herrera

11. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

14. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

15. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.

16. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:
CAPITAL ALLIANCE INVESTMENTS LLC

By [Signature]: MARRA
Name: Mike MARRA
Title: Authorized Agent
Dated: 6/7/06

CITY OF ALBUQUERQUE

City Engineer
Dated: 6-23-06

Vfe 6/23/06

6-8-06

SUBDIVIDER'S NOTARY

STATE OF **NEW MEXICO**)
) ss.
COUNTY OF **BERNALILLO**)

This instrument was acknowledged before me on 7th day of June, 2006 by [name of person:] Mike Marra, [title or capacity, for instance, "President" or "Owner":] Authorized Agent of [Subdivider:] **CAPITAL ALLIANCE INVESTMENTS LLC.**.

Keli D. Krueger
Notary Public

My Commission Expires:

March 6, 2010

OFFICIAL SEAL
KELI D. KRUEGER
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: March 6, 2010

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 23 day of June, 2006 by Richard Dourte, Director, Public Works Department, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Claire Senova
Notary Public

My Commission Expires:

7.30.08

OFFICIAL SEAL
CLAIRE SENOVA
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 7.30.08

Mary Herrera Bern. Co. AGRE R 15.00

2006093836
6481399
Page: 4 of 4
06/26/2006 03:05P
Bk-A119 Pg-3571

MANAGEMENT AUTHORIZATION

The undersigned, being all of the members of CAPITAL ALLIANCE INVESTMENTS, LLC, a New Mexico limited liability company (the "Company"), represent, warrant and covenant that:

1. The Company is a limited liability company, formed and existing under the law of the state of New Mexico.

2. Any person, when dealing with any one of the Authorized Agents, named below, and authorized to act for the Company, (a) shall be entitled to accept the representations of the Authorized Agent, acting alone, that the purpose of exercising the authority herein given is within the scope of the business of the Company; (b) shall be under no obligation to make any inquiries in order to verify or confirm the Authorized Agent's authority; and (c) shall in no way be responsible any of the acts taken by the Authorized Agent by virtue of the authority herein given.

3. H. GRIFFIN PICKARD, JR., JEFFREY WATSON or MICHAEL L. MARRA (hereafter "Authorized Agent") are each separately authorized, empowered and directed to take all action on behalf of the Company that may necessary or required in the pursuance of the purposes and powers of and the management of the Company. The Authorized Agents are granted, without limitation, the right, power and authority to:

(a) execute such documents as the Authorized Agent may deem necessary or desirable for Company purposes, including but not limited to contracts, deeds, conveyances, documents concerning loans and including documents concerning Company bank accounts and other Company assets and activities;

(b) sell, assign, convey, lease, mortgage, or otherwise dispose of or deal with all or any part of the Company assets, including the execution, modification or amendment of agreements entered into by the Company;

(c) borrow money, upon any terms and conditions (including the subordination of such loans), grant mortgages and security interests in assets of the Company to secure indebtedness or other obligations of the Company or others, and guarantee indebtedness or obligations of others;

(d) perform or cause to be performed all of the Company's obligations under any agreement to which the Company is a party; and

(e) sign checks on Company accounts, grant powers of attorney to one or more persons, firms, or corporations with respect to the Company bank accounts, and execute and/or accept any instrument or agreement or power of attorney, incident to or connected with the Company business and in furtherance of its purposes (and any such

instrument or agreement or power of attorney so executed or accepted by the Members in its name shall be deemed executed and accepted on behalf of the Company by the Members).

(a) to borrow the Loan from Lender, for and in the name of Company, and on such terms as may be agreed to by Authorized Agent; (b) to execute in Company's name for such moneys so borrowed, credits extended and interest, any notes, drafts, guaranties, applications for letters of credit and agreements of any type as evidence thereof.

4. The authority herein confirmed shall be retroactive and any and all acts authorized hereunder performed prior to the date hereof are hereby approved and ratified.

5. This Authorization shall remain in full force and effect until revoked and until any person acting in reliance hereof shall actually receive written notice of its revocation and discontinuance.

6. The undersigned hereby certify that they are all of the Members of the Company.

IN WITNESS WHEREOF this instrument is hereby executed this 22nd day of December, 2004

MEMBERS:

BUILDERS INVESTMENT COMPANY
OF NEW MEXICO, LTD. CO.

By:_____
Name: H. Griff Pickard, Jr.
Title: Authorized Agent

THE GOODING FAMILY LIMITED PARTNERSHIP

By:_____
Name: Richard Gooding
Title: General Partner

_____
Pierre Amestoy

_____
Coleman Travelstead

Current DRC

Project Number: 761781

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 5/24/06

Date Site Plan Approved:

Date Preliminary Plat Approved: 5/24/06

Date Preliminary Plat Expires: 5/24/07

DRB Project No.: 1002632

DRB Application No.: 06DRB-00599

SUNDANCE ESTATES PHASE 1

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

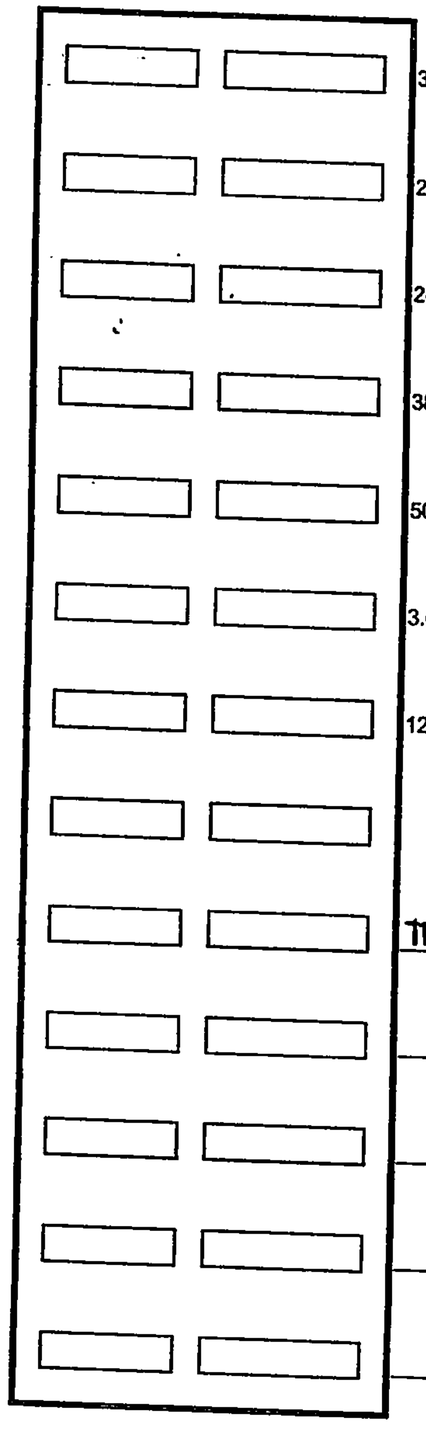
TRACTS 4, 5 & 6, SUNDANCE ESTATES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

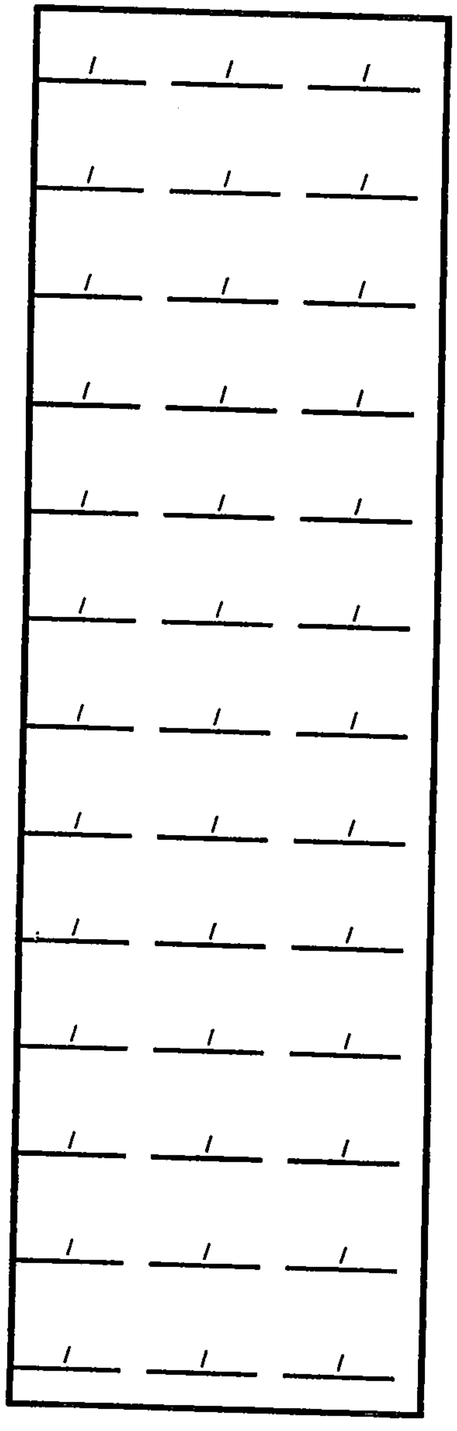
Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Jacks Creek Drive	Sundancer Drive	Blue Feather Ave.	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Red River Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Balk Eagle Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Cache Creek Drive	Blue Feather Ave.	South End	/	/	/
		28' F-F	Residential Paving Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Red River Court	Red River Rd.	North End	/	/	/
		38' F-F	Arterial Paving, Curb & Gutter * — ON CCIP LIST SEE LAST PAGE 6' Sidewalk (East Side)	Unser Blvd.	Blue Feather Ave.	North Property Line	/	/	/
		24' F-E	Residential Paving Curb & Gutter (West Side) 6' Sidewalks (West Side)	Lyon Blvd.	Blue Feather Ave.	North Property Line	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		32' F-F	Residential Paving 4' Sidewalks (Both Sides) -Deferred	Blue Feather Avenue	Sun Dancer Drive	Lyon Boulevard	/	/	/
		24' E-E	Temporary Paving	Unser Blvd.	North Property Line	Paradise Blvd.	/	/	/
		8"	SAS Gravity Line	Jacks Creek Drive	Sundancer Drive	Blue Feather Ave.	/	/	/
		8"	SAS Gravity Line	Red River Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	SAS Gravity Line	Balk Eagle Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	SAS Gravity Line	Cache Creek Drive	Blue Feather Ave.	South End	/	/	/
		8"	SAS Gravity Line	Red River Court	Red River Rd.	North End	/	/	/
		8"	SAS Gravity Line	Lyon Blvd.	Blue Feather Ave.	Lilianthal Rd.	/	/	/
		6	SAS Force Main	Lilianthal Rd.	Lyon Blvd.	Justin Rd.	/	/	/
		8"	SAS Gravity Line	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Jacks Creek Rd.	Sundancer Drive	Blue Feather Ave.	/	/	/
		8"	Water PVC Line	Red River Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Balk Eagle Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Cache Creek Drive	Blue Feather Ave.	South End	/		/
		8"	Water PVC Line	Red River Court	Red River Rd.	North End	/		/
		8"	Water PVC Line	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	/	/	/



30"	RCP Storm Sewer	Detention Pond Outfall	Detention Pond	South Property Line
2.5 Ac-Ft	Permanent Detention Pond	Tract A	Blue Feather Ave.	South Property Line
24"	RCP Storm Sewer (Deferred)	Unser Crossing @ South Property Line	Centerline of Unser	Unser East R.O.W Line
38' F-F	Arterial Paving, Curb & Gutter (Deferred) 6' Sidewalk (East Side)(Deferred)	Unser Blvd.	Blue Feather Ave.	South Property Line
50' F-F	Residential Paving 4' Sidewalks (Both Sides) -Deferred	Blue Feather Avenue	Unser Boulevard	Sun Dancer Drive
3.0 Ac-Ft	Temporary Retention Pond w/ Agreement and Covenant	Tract 6-A @ Unser		
12"	Water PVC Line	Unser Blvd.	Blue Feather Ave.	Paradise Blvd.
	Scour Wall	Tract 6-A Back of Lots 143 thru 147		



TRAFFIC SIGNAL MODIFICATIONS — UNSER BLVD / PARADISE BLVD

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		38' F-F	156ft Right-of-way, Arterial Paving, Curb & Gutter 6' Sidewalk (East Side)	Unser Blvd.	South Property Line	North Property Line	/	/	/
		~~5.8 Ac-Ft~~	~~PERMANENT Temporary Retention Pond w/ Agreement and Covenant~~	~~Tract G-A @ Unser~~			/	/	/

Approval of Creditable Items: _____ 5-24-06
Impact Fee Admistrator Signature — Date

Approval of Creditable Items: _____
City User Dept. Signature — Date

NOTES

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

Street lights per DPM are required.

1. Water infrastructure to include valves, fittings, valve boxes& fire hydrants as required
2. Sanitary sewer to include manholes and service connections as required.
3. Residential street lights per DPM
4. Certified grading and drainge with private walls & private drainage (non-work order item) required for SIA/ Financial Release.
5. Perimeter Walls per DPM approved perimeter wall Design
6. Wall & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees
7. SIGNING PER DRC

AGENT / OWNER

VINCENT CARRICA
NAME (print)

TIERRA WEST LLC
FIRM

5-18-06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

_____ 5/24/06
DRB CHAIR - date

Christina Sandoval 5/24/06
PARKS & GENERAL RECREATION - date

_____ 5-24-06
TRANSPORTATION DEVELOPMENT - date

_____
AMAFCA - date

William J. Baker 5/24/06
UTILITY DEVELOPMENT - date

_____ 5-18-06
NMUI - date

Bradley L. Bingham 5/24/06
CITY ENGINEER - date

_____
_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)

FINANCIAL GUARANTY AMOUNT

10/24/2005

Type of Estimate: SIA Procedure - B - Modified w/F.G.

Project Description:

Project ID #: 761781, Sundance EstatesSubd.(ParagonProprties), Phase/I

Requested By: **Ronald Bohannan, P.E. - Tierra West, LLC**

Approved estimate amount:		$113,488.34
Contingency Amount:	10.00%	$11,348.83
Subtotal:		$124,837.17
NMGRT	6.75%	$8,426.51
Subtotal:		$133,263.68
Engineering Fee	3.25% should be 6.670	$4,331.07
Testing Fee	2.00%	$2,665.27
Subotal:		$140,260.02
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$175,325.03**

APPROVAL: DATE: 10/24/05

Notes: 10% Contingency, project not yet approved

Los Alamos
NATIONAL BANK
Smart Banking.

AMENDMENT NO. 1
IRREVOCABLE LETTER OF CREDIT #1661

May 31, 2006

City of Albuquerque
Attn: Mr. Bruce J. Perlman,
Chief Administrative Officer
PO Box 1293
Albuquerque, New Mexico 87103

Re: Irrevocable Letter of Credit #1661
Dated November 16, 2005: Capital Alliance Investments, LLC
Project Name: Sundance Estates Unit 1/Unser Boulevard Paving & Storm Drain

Dear Mr. Perlmen:

We hereby amend the referenced Irrevocable Letter of Credit in the following manner:

To reflect changes made to the Subdivision Improvements Agreement-Public and/or Private (Procedure B Modified Non-Work Order), CAO # 7617.81 as per the City of Albuquerque and to modify the recording information of said agreement as follows:

The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 6·26, 2006 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A119 at Pages 3571 as amended ("Agreement").

All other terms and conditions of the Irrevocable Letter of Credit shall remain unchanged.

Sincerely,

Danette Clark, Administrative Officer
DBC/TMM

EMAIL: lanb@lanb.com WEB: www.lanb.com

LOS ALAMOS OFFICE
1200 Trinity Drive
P. O. Box 60
Los Alamos, NM 87544
TELEPHONE: 505.662.5171
FACSIMILE: 505.662.0329

WHITE ROCK OFFICE
77 Rover Boulevard
White Rock, NM 87544
TELEPHONE: 505.672.3853
FACSIMILE: 505.672.9128

SANTA FE DOWNTOWN OFFICE
301 Griffin Street
Santa Fe, NM 87501
TELEPHONE: 505.954.5400
FACSIMILE: 505.954.5499

SANTA FE GALISTEO OFFICE
2009 Galisteo Street
Santa Fe, NM 87505
TELEPHONE: 505.988.3200
FACSIMILE: 505.988.3222

LOS ALAMOS NATIONAL BANK

Post Office Box 60, Los Alamos, New Mexico 87544 / Telephone (505) 662-5171

Irrevocable Letter of Credit *No.* 1661

November 16, 2005

AMOUNT: $175,325.03

City of Albuquerque
New Mexico
PO Box 1293
One Civic Plaza
Albuquerque, NM 87103

RE: Letter of Credit for: Capital Alliance Investments, LLC
City of Albuquerque Project No.: 7617.81
Project Name: Sundance Estates Unit 1/Unser Boulevard Paving & Storm Drain

To Whom It May Concern:

This letter is to advise the City of Albuquerque ("City") that, at the request of, Capital Alliance Investments, LLC, Los Alamos National Bank in Los Alamos, New Mexico, has established an Irrevocable Letter of Credit in the sum of One Hundered Seventy Five Thousand Three Hundred and Twenty Five Dollars and Three Cents ($175,325.03) U. S. Currency Dollars ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires, Capital Alliance Investments, LLC ("Subdivider") to provide for the installation of the improvements which must be constructed at Bulk Land Plat of Sundance Estates Project No. 7617.81 ("Project").

The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 3/3, 2006 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A113, at Pages 1321 as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of One Hundered Seventy Five Thousand Three Hundred and Twenty Five Dollars and Three Cents ($175,325.03) U. S. Currency Dollars is/are available at sight at Los Alamos National Bank, 1200 Trinity Drive, Los Alamos, New Mexico 87544 until November 16, 2006.

When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating: "1) Capital Alliance Investments, LLC has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Drafts(s) will be duly honored upon presentation to the drawee if negotiated until November 16, 2006.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 1661 of Los Alamos National Bank, Los Alamos, New Mexico, dated November 16, 2005 and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or

2. City notification of Capital Alliance Investments, LLC failure to comply with the terms of the Agreement, and payment by Certified Check from Los Alamos National Bank to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or

3. Expiration of the date November 16, 2006, or

4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 3:00 o'clock p.m., New Mexico time, November 16, 2006.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision) International Chamber of Commerce Publication No. 500.

Sincerely,

Elizabeth J. Cavasos
Vice President

ACCEPTED:

CITY OF ALBUQUERQUE

By: _____
Chief Administrative Officer

Dated: 2-28-06

KJL 2/27/06

2-20-06

15.00

ASSIGNMENT AND AMENDMENT TO AGREEMENT TO CONSTRUCT SUBDIVISION IMPROVEMENTS

NAME OF PROJECT: Sundance Estates
ORIGINAL SUBDIVIDER: Capital Alliance Investments, LLC
NEW OWNER: AmGo Properties, LLC
CITY PROJECT # 7617.81

1-7-08

THIS ASSIGNMENT AND AMENDMENT is made as of this 2nd day of January, 2008, by the City of Albuquerque, New Mexico ("City") and Capital Alliance Investments, LLC (the original subdivider) ("Assignor") and AmGo Properties, LLC ("Assignee") a, (state type of business entity, for instance "corporation," "general partnership", "joint venture", "individual," etc.) New Mexico limited liability company, whose address is 4461 Irving Road N.W. Albuquerque, New Mexico 87114 and whose telephone number is (505) 822-0044, is made in Albuquerque, New Mexico and is effective as of the date of Closing on the conveyance of certain property from Assignor to Assignee.

WHEREAS, the Assignor was the developer/subdivider of the (name of project:) Sundance Estates, City Project No: 7617.81; and

WHEREAS, the City and the Assignor entered into an Agreement ("Original Agreement") on June 23, 2006, which was recorded without its Exhibit A on June 26, 2006, in the office of the County Clerk of Bernalillo County, New Mexico at Book A119, Page 3571, wherein Assignor agreed to construct certain public and/or private improvements described in Exhibit A, Required Infrastructure Listing; and

WHEREAS, the Original Agreement was amended by two subsequent Extension Agreements, the first dated September 18, 2006, and recorded September 19, 2006, in the office of the County Clerk of Bernalillo County, New Mexico at Book A124, Page 1968, and the second dated April 9, 2007, and recorded April 10, 2007, in the office of the County Clerk of Bernalillo County, New Mexico at Book A135, Page 2374, extending the construction deadline to April 23, 2008; and

WHEREAS, the Original Agreement provides that if the Subdivision or any part thereof is sold, conveyed or assigned the City will not release the Assignor from its obligations, nor will the City release Assignor's financial guaranty until a successor in interest to the Assignor has entered into a Subdivision Improvements Agreement with the City and posted a substitute financial guaranty satisfactory to the City; and

WHEREAS, Assignee will become the new owner of Tracts 2, 3 and 7 of Sundance Estates, Tract 7 being adjacent to the dedicated land upon which the improvements subject to the Original Agreement are to be constructed, having acquired its interest by a Special Warranty Deed, recorded on Jan 3, 2008 as Document No. 2008- 000935 in the records of the Bernalillo County Clerk at Book _____, Page _____; and

DocH 2008002359
01/08/2008 02:42 PM Page: 1 of 4
ASSN R:$15.00 M. Toulouse, Bernalillo County

WHEREAS, the portion of Unser Boulevard subject to the Original Agreement cannot reasonably be completed until after certain as yet unscheduled drainage improvements are completed east of Unser Boulevard in the drainage easement granted to the City of Albuquerque by the Bulk Land Plat of Sundance Estates recorded December 13, 2004, in Book 2004C, Page 385 of the records of the County Clerk, Bernalillo County, New Mexico;

THEREFORE, the Assignor, Assignee and the City agree:

1. Assignment: Assignor hereby assigns to Assignee all of Assignor's right, title and interest in and to the Original Agreement as amended. Assignee hereby accepts said assignment, and assumes the Original Agreement as amended, and all of the duties and obligations of Assignor hereunder. All references in the Original Agreement as amended to the Assignor as "Developer" or "Subdivider" are deleted and the Assignee is substituted hereafter. Assignee agrees that the terms and conditions of the Original Agreement as amended which previously applied to Assignor are hereby ratified and confirmed by, and made applicable to Assignee.

2. Financial Guarantee: With this Assignment and Amendment, Assignee has provided the City with the following Financial Guarantee:

Type of Financial Guaranty: Letter of Credit No. 20155
Amount: $175,325.03
Name of Financial Institution or Surety providing Guaranty: Los Alamos National Bank
Date City first able to call Guaranty: April 23, 2008
Construction Completion Deadline: April 23, 2008
If Guaranty other than a Bond, last day City able to call Guaranty is June 23, 2008
Additional Information: Unser Boulevard Paving & Storm Drain, being the arterial paving, curb and gutter, and 6' sidewalk located on Unser Boulevard east of the centerline of Unser to the east ROW line from Blue Feather Avenue to the south property line of Sundance Estates as shown on the Plat of Sundance Estates Unit 1 recorded June 28, 2006, at Book 2006C, Page 205 of the records of the County Clerk, Bernalillo County, New Mexico, and the 24" RCP storm drain located on the Unser crossing at the south property line from the centerline of Unser to the Unser east ROW line.

3. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Assignment and Amendment and the terms and conditions of the Original Agreement, in which case the terms and conditions of this Assignment to Original Agreement will control.

4. Entire Agreement: This Assignment and Amendment contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

5. Changes to Agreement: Changes to this Assignment and Amendment are not binding unless made in writing, signed by all parties.

6. Form not Changed: Assignor and Assignee agree that changes to this form are not binding unless initialed by both on this form.

7. Authority to Execute: If the Assignor signing below was not the prior owner of the subdivision, or the Assignee is not the present owner of the Subdivision, the true past and/or present owner(s) must execute and deliver to the City a Power of Attorney or other evidence of authority which is acceptable to the City, establishing the authority of the Assignor and/or Assignee to sign this Amendment.

Executed as of the date stated in the first paragraph of this Amendment.

ASSIGNOR:
Capital Alliance Investments, LLC

By (signature): _____
Name (printed): H. Griffin Pickard
Title: Managing Member
Date: 12/26/07

CITY OF ALBUQUERQUE:

By: _____
Richard Dourte, City Engineer

Date: 1-07-08

bgf 1/7/08

ASSIGNEE:
AmGo Properties, LLC

By (signature): _____
Name (printed): Pierre Amestoy, Jr.
Title: manager
Date: _____

and

By (signature): _____
Name (printed): Richard A. Gooding
Title: manager
Date: _____

ASSIGNOR'S NOTARY

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on January 24, 2007 by H. Griffin Pickard (name of person) managing member, (title or capacity, for instance, "President" or "Owner"), on behalf of Builders Investment Company of New Mexico, LTD. Co., a New Mexico limited liability company, and managing member of Capital Alliance Investments, LLC, a New Mexico limited liability company, on behalf of Capital Alliance Investments, LLC.

_____
Notary Public

My Commission Expires:

_____

OFFICIAL SEAL
DIANA STONEBERGER
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 09/13/2010

ASSIGNEE'S NOTARY

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on Jan 2, 2008 by Pierre Amestoy, Jr. (name of person) manager, (title or capacity, for instance, "President" or "Owner"), on behalf of AmGo Properties, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires:

OFFICIAL SEAL
DIANA STONEBERGER
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 09/13/2010

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on Jan 2, 2008 by Richard A. Gooding (name of person) manager, (title or capacity, for instance, "President" or "Owner"), on behalf of AmGo Properties, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires:

OFFICIAL SEAL
DIANA STONEBERGER
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 09/13/2010

CITY'S NOTARY

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 7th January, 2008 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of the municipal corporation.

Linda Evans
Notary Public

My Commission Expires:
October 7, 2008

00030138/ X:\RELU\SHARE\AGREKJC\assignment amendment to agrmnt to SIA.doc

LOS ALAMOS NATIONAL BANK – SANTA FE OFFICE

2009 Galisteo Street, Santa Fe, New Mexico 87505 / Telephone (505) 988-3200

Irrevocable Letter of Credit *No.* 20155

January 2, 2008

AMOUNT: $$175,325.03

Bruce Perlman, Ph.D.
Chief Administrative Officer
City of Albuquerque
PO Box1293
Albuquerque, NM 87103

RE: Letter of Credit for: AmGo Properties, LLC
City of Albuquerque Project No.: 7617.81
Project Name: Sundance Estates/Unser Boulevard Paving & Storm Drain

Dear Dr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of, AmGo Properties, LLC, Los Alamos National Bank in Los Alamos, New Mexico, has established an Irrevocable Letter of Credit in the sum of One Hundred Seventy Five Thousand Three Hundred and Twenty Five Dollars and Three Cents ($175,325.03) U. S. Currency Dollars ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires, AmGo Properties, LLC ("Subdivider") to provide for the installation of the improvements which must be constructed pursuant to Subdivision Improvements Agreement (Procedure B Modified Non-Work Order) dated June 23, 2006 and recorded in part June 26, 2006 in Book A119, Page 3571 of the records of the County Clerk, Bernalillo County, New Mexico, Project No. 7617.81 ("Project").

The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are more specifically identified in the Assignment And Amendment To Agreement To Construct Subdivision Improvements among Capital Alliance, LLC, the original subdivider, the City of Albuquerque and Subdivider, which was recorded on 1/8/08, 2008 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. NA, at pages NA to NA, as amended ("Agreement"). Document # 2008002359

A Draft or Drafts for any amount up to, but not in excess of One Hundred Seventy Five Thousand Three Hundred and Twenty Five Dollars and Three Cents ($175,325.03) U. S. Currency Dollars is/are available at sight at Los Alamos National Bank, 1200 Trinity Drive, Los Alamos, New Mexico 87544 between January 2, 2008 and June 23, 2008.

When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating: "1) AmGo Properties, LLC has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Drafts(s) will be duly honored upon presentation to the drawee if negotiated between April 23, 2008 and June 23, 2008.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 20155 of Los Alamos National Bank, Los Alamos, New Mexico, dated January 2, 2008 and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany

each draft and be attached to the draft which exhausts this credit. This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until the earlier of:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or

2. City notification of AmGo Properties, LLC's failure to comply with the terms of the Agreement, and payment by Certified Check from Los Alamos National Bank to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or

3. Expiration of the date June 23, 2008, or

4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 3:00 o'clock p.m., New Mexico time, June 23, 2008.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision) International Chamber of Commerce Publication No. 500.

Sincerely,

Brian McKelvey
Commercial Loan Officer

ACCEPTED:

CITY OF ALBUQUERQUE

By: _____
Chief Administrative Officer

Dated: 1-07-08

Wje 1/7/08

KELEHER & McLEOD, P.A.

ATTORNEYS AND COUNSELORS AT LAW
Established 1915

WILLIAM B. KELEHER
CHARLES A. PHARRIS
ARTHUR O. BEACH
THOMAS F. KELEHER
CLYDE F. WORTHEN
W. SPENCER REID
THOMAS C. BIRD
KURT WIHL
S. CHARLES ARCHULETA
TRACY J. AHR
SUSAN M. McCORMACK
DAVID W. PETERSON
SEAN OLIVAS
GARY J. VAN LUCHENE
KATHLEEN M. WILSON
ANASTASIA S. STEVENS
BENJAMIN F. FEUCHTER
MARY BEHM
MARIPOSA PADILLA SIVAGE

CHRISTA M. HAZLETT
LYNN E. MOSTOLLER
SPRING V. SCHOFIELD
JUSTIN B. BREEN
BRIAN C. WEDL
HARI-AMRIT KHALSA

Of Counsel:
MICHAEL L. KELEHER
ROBERT J. PEROVICH
JAMES L. RASMUSSEN
MARGARET A. FOSTER
RICHARD B. COLE
JEFFREY A. DAHL

W. A. KELEHER (1886-1972)
A. H. McLEOD (1902-1976)
JOHN B. TITTMANN (1907-1996)
RUSSELL MOORE (1931-2003)
MARGARET E. DAVIDSON (1950-2001)

Running Horses © Gray Mercer 1989

PO Box AA
Albuquerque, New Mexico 87103-1626
(505) 346-4646
FAX (505) 346-1370
www.keleher-law.com

James L. Rasmussen
Direct Dial: 346-9158
E-mail: jlr@keleher-law.com

January 4, 2008

Via Hand Delivery

Kevin Curran, Esq.
City of Albuquerque
600 Second Street NW, fourth floor
Albuquerque, NM 87102

Re: Assignment and Amendment to Agreement to Construct Subdivision Improvements
Capital Alliance/AmGo Properties transaction
Sundance Estates
City Project # 7617.81
Replacement Letter of Credit No. 20155

Dear Kevin:

Enclosed are the original:

1. Assignment and Amendment to Agreement to Construct Subdivision Improvements ("Assignment") in the form previously approved by the City, with the blanks completed by the title/escrow/closing agent, and bearing the acknowledged signatures of Assignor and Assignee; and

2. Los Alamos National Bank Irrevocable Letter of Credit No. 20155 dated January 2, 2008 in the amount of $175,325.03 ("LOC") in the form previously approved by the City, but with blanks remaining to be completed with the recording information for document no. 1 above.

Please have Richard Dourte sign the Assignment and date his signature where indicated and have it acknowledged. It can then be recorded and the recording information completed in the LOC. Though the blanks in the LOC call for book and page nos., if those are not

immediately available, the recording information could be completed with the document no. as was done with respect to the Special Warranty Deed described in the Assignment.

I need a copy of the fully executed Assignment before and after recording and of the LOC with the blanks completed. I will then be able to get copies to the Assignor and Assignee.

Thank you for your assistance in getting this done.

Very truly yours,

KELEHER & McLEOD, P.A.

By: James L. Rasmussen
James L. Rasmussen

cc. AmGo Properties, LLC c/o Pierre Amestoy and Tom Toevs
Capital Alliance Investments, LLC c/o Mike Marra and David Thuma
Los Alamos National Bank c/o Brian McKelvey

00033314

28028
SIA

UPDATED REQUEST FOR FINANCIAL GUARANTY REQUIREMENT
For B Modified Non Work Order

Date: **April 2, 2009** City Project Number: **761781** Map No.: **B-11**
***NOTE: Submit Package to the Master Scheduler to acquire Project Number and to log in computer.**

Subdivision or Development Name: **Sundance Estates Unit 1A**
Current Legal Description: **Sundance Estates Unit 1A**

Current DRB Case Number: **1002632**

Developer: **AmGo Properties LLC**
Address: **4461 Irving Blvd NW Albuquerque, NM 87114**
Phone No.: **505-822-0044** Fax No.: _____

REQUESTOR: _____ Owner _____ Developer X A/E _____ Other
Name: **Vincent Carrica, PE**
Company: **Tierra West LLC**
Address: **5571 Midway Park Place NE, Albuquerque, NM 87109**
Phone No.:**505.858.3100** Fax No.: **505.858.1118**

INFRASTRUCTURE:

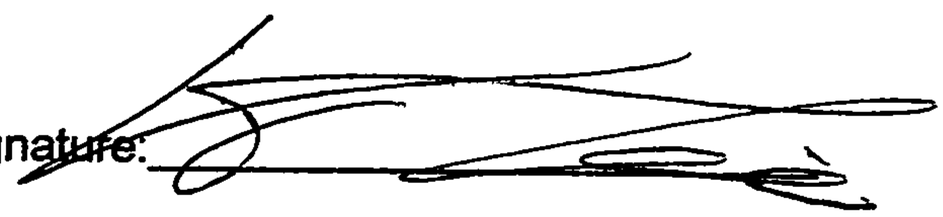
_____ Water _____ Sanitary Sewer _____ Paving _____ Storm Drainage

_____ Sidewalk Deferral _____ Work Order X Deferred _____ Both

REQUIRED ATTACHMENTS:

1. Approved Infrastructure List
2. Engineers Estimate based on approved Preliminary Plat - this estimate is to be broken down for current or on-site work order, deferred items and sidewalk deferral **all on separate sheets**.
3. Zone Map or Preliminary Plat showing location, along with Overall Paving or Utility Plan identifying limits of work.

NOTE: I, the undersigned, do fully understand that this Financial Guaranty is based on an estimate prepared by the *Design Engineer* and provided by the applicant and DOES NOT constitute an approval of the Construction Estimate by the Chairperson. This estimate may or may not be the DRC approved estimate.

Name: (Printed) **Vincent Carrica, PE** Signature: 

UNSER DEFERRAL

OPINION OF PROBABLE COST
166 UNITS

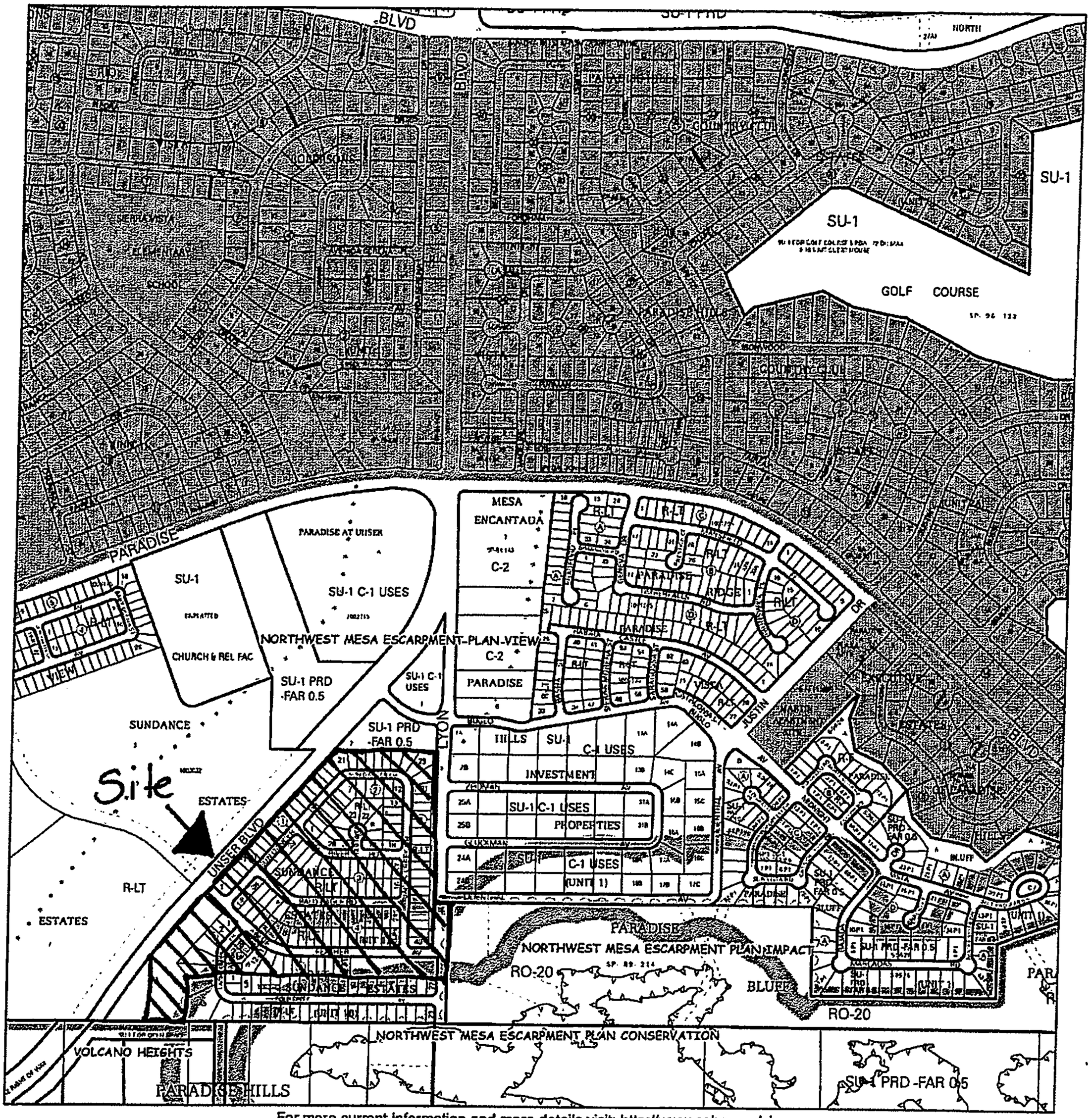
REVISED 4-2-09

4/2/2009

File: 28028/COST ESTIMATES/OPC Ph2-4 042908.xls

JN 220039

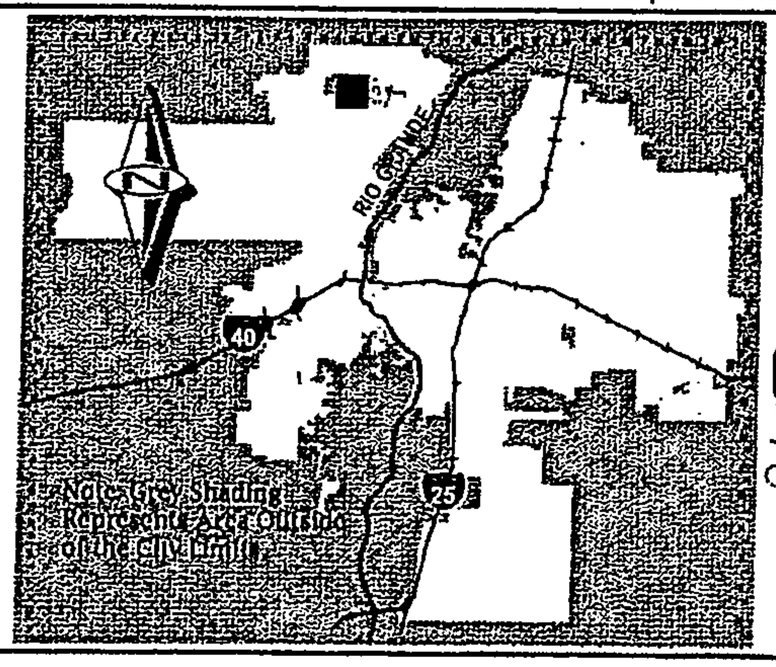
	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	CAL. COST
	UNSER PAVING				
301.020	SUBGRADE PREP, ART 12"	SY	3966	2.00	$7,932.00
336.120	TK CT	SY	3966	0.37	$1,467.42
	ART ASP, CONC TYPE A 8"	SY	3966	35.52	$140,872.32
340.010	SDWK, 4", PCC	SY	566	40.09	$22,690.94
340.023	WC RAMP, 4", PCC	EA	1	1,222.53	$1,222.53
340.050	C&G, STD, PCC	LF	1700	20.31	$34,527.00
			SUBTOTAL		$208,712.21
			SUBTOTAL		$208,712.21
	NMGRT 6.75%				$14,088.07
			SUBTOTAL		$222,800.28
	CONTINGENCY 10%				$22,280.03
			SUBTOTAL		$245,080.31
	CITY FEES 6.6%				$16,175.30
	TESTING 2%				$4,901.61
			GRAND TOTAL		$266,157.22
	FINANCIAL GUARANTEE AMOUNT 125%				**$332,696.52**



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

B-11-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

FIGURE 12

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 5/24/06

Date Site Plan Approved:

Date Preliminary Plat Approved: 5/24/06

Date Preliminary Plat Expires: 5/24/07

DRB Project No.: 1002632

DRB Application No.: 06DRB-00549

SUNDANCE ESTATES PHASE 1

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS 4, 5 & 6, SUNDANCE ESTATES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Jacks Creek Drive	Sundancer Drive	Blue Feather Ave.	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Red River Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Balk Eagle Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Cache Creek Drive	Blue Feather Ave.	South End	/	/	/
		28' F-F	Residential Paving Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Red River Court	Red River Rd.	North End	/	/	/
		38' F-F	Arterial Paving, Curb & Gutter * — ONLY 6' Sidewalk (East Side)	CCIP LIST SEE LAST PAGE Unser Blvd.	Blue Feather Ave.	North Property Line	/	/	/
		24' F-E	Residential Paving Curb & Gutter (West Side) 6' Sidewalks (West Side)	Lyon Blvd.	Blue Feather Ave.	North Property Line	/	/	/

Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		32' F-F	Residential Paving 4' Sidewalks (Both Sides) -Deferred	Blue Feather Avenue	Sun Dancer Drive	Lyon Boulevard	/	/	/
		24' E-E	Temporary Paving	Unser Blvd.	North Property Line	Paradise Blvd.	/	/	/
		8"	SAS Gravity Line	Jacks Creek Drive	Sundancer Drive	Blue Feather Ave.	/	/	/
		8"	SAS Gravity Line	Red River Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	SAS Gravity Line	Balk Eagle Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	SAS Gravity Line	Cache Creek Drive	Blue Feather Ave.	South End	/	/	/
		8"	SAS Gravity Line	Red River Court	Red River Rd.	North End	/	/	/
		8"	SAS Gravity Line	Lyon Blvd.	Blue Feather Ave.	Lilianthal Rd.	/	/	/
		6	SAS Force Main	Lilianthal Rd.	Lyon Blvd.	Justin Rd.	/	/	/
		8"	SAS Gravity Line	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Jacks Creek Rd.	Sundancer Drive	Blue Feather Ave.	/	/	/
		8"	Water PVC Line	Red River Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Balk Eagle Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Cache Creek Drive	Blue Feather Ave.	South End	/		/
		8"	Water PVC Line	Red River Court	Red River Rd.	North End	/		/
		8"	Water PVC Line	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	/	/	/

30"	RCP Storm Sewer	Detention Pond Outfall	Detention Pond	South Property Line
2.5 Ac-Ft	Permanent Detention Pond	Tract A	Blue Feather Ave.	South Property Line
24"	RCP Storm Sewer (Deferred)	Unser Crossing @ South Property Line	Centerline of Unser	Unser East R.O.W Line
38' F-F	Arterial Paving, Curb & Gutter (Deferred) 6' Sidewalk (East Side)(Deferred)	Unser Blvd.	Blue Feather Ave.	South Property Line
50' F-F	Residential Paving 4' Sidewalks (Both Sides) -Deferred	Blue Feather Avenue	Unser Boulevard	Sun Dancer Drive
3.0 Ac-Ft	Temporary Retention Pond w/ Agreement and Covenant	Tract 6-A @ Unser		
12"	Water PVC Line	Unser Blvd.	Blue Feather Ave.	Paradise Blvd.
	Scour Wall	Tract 6-A Back of Lots 143 thru 147		

TRAFFIC SIGNAL MODIFICATIONS UNSER BLVD / PARADISE BLVD

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		38' F-F	156ft Right-of-way, Arterial Paving, Curb & Gutter 6' Sidewalk (East Side)	Unser Blvd.	South Property Line	North Property Line	/	/	/
		~~5.0 Ac-Ft~~	~~PERMANENT Temporary Retention Pond, w/ Agreement and Covenant~~	~~Tract C-A @ Unser~~			/	/	/

Approval of Creditable Items: _____ 5-24-06
Impact Fee Admistrator Signature — Date

Approval of Creditable Items:
City User Dept. Signature — Date

NOTES

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

Street lights per DPM are required.

1. Water infrastructure to include valves, fittings, valve boxes& fire hydrants as required
2. Sanitary sewer to include manholes and service connections as required.
3. Residential street lights per DPM
4. Certified grading and drainge with private walls & private drainage (non-work order item) required for SIA/ Financial Release.
5. Perimeter Walls per DPM approved perimeter wall Design
6. Wall & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees
7. SIGNING PER DAC

AGENT / OWNER

VINCENT CARRICA
NAME (print)

TIERRA WEST LLC
FIRM

5-18-06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - 5-24-06 date

AMAFCA - date

UTILITY DEVELOPMENT - 5/24/06 date

5-18-06
NMUI - date

CITY ENGINEER - 5/24/06 date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)

Capital Alliance Investments, LLC
Sundance Impact Fee Credits

Account Number	Drainage	Roadway	Comments
RF-NW-01	-	1,064,605.00	$50,000 collateralized to Century Bank.
			$150,000 collateralized to Compass Bank
D-NW-02	127,000.00	-	
D-NW-01	140,004.40	-	*(used entire balance in SW Laser sale)*
Total	267,004.40	1,064,605.00	
Credits Sold:			
JFP Enterprises	(702.60)	(4,085.00)	
SW Laser	(172,185.05)	(172,185.05)	
Bank of OK	(9,695.88)	(10,556.38)	
Mike Marra	-	(67,965.30)	
Lambo LLC	(30,914.40)	-	
Balance Remaining	**53,506.47**	**809,813.27**	

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- X Major Subdivision action
- ____ Minor Subdivision action
- X Vacation — **V**
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ____ for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan — **D**
- ____ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE (Form D) — **A**
- ____ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ____ 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)
- ____ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- ____ 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.

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100

ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

APPLICANT: AmGo Properties LLC PHONE: 505-822-0044

ADDRESS: 4461 Irving Blvd. NW FAX:

CITY: Albuquerque STATE NM ZIP 87114 E-MAIL:

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

DESCRIPTION OF REQUEST: Major Subdivision Preliminary Plat, Vacation of Easements and Temporary Deferral of Sidewalk Construction

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

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

Lot or Tract No. Tracts 2, 3 & 7 Block: Unit:

Subdiv/Addn/TBKA: Bulk Land Plat of Sundance Estates

Existing Zoning: R-LT Proposed zoning: No Change MRGCD Map No

Zone Atlas page(s): B-10 & B-11 UPC Code: 101106504912830304/10100655200514072 5
101006545911040726

CASE HISTORY:

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

#1002632

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No

No. of **existing** lots: 3 No. of **proposed** lots: 131 Lots 12 Tracts Total area of site (acres): +/- 73.1683

LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd. NW

Between: Paradise Blvd. NW and Paseo del Norte NW

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

SIGNATURE DATE 3/18/11

(Print) Ronald R. Bohannan, P.E. Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☐ **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
11DRB - ____ - 70061	VPE	___	$ 150.00
11DRB - ____ - 70062	PP	___	$ 3500.00
____ - ____ - ____	ADV	___	$ 75.00
____ - ____ - ____	CMT	___	$ 20.00
11DRB - ____ - 70063	TDS	___	$ 0
			Total $ 3775.00

Hearing date April 8, 2011

3-18-11
Planner signature / date

Project # 1002632

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 (DRB13)**

- x 5 Acres or more: Certificate of No Effect or Approval
- x Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- x Proposed Infrastructure List
- x Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- x Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- x Zone Atlas map with the entire property(ies) clearly outlined
- x Letter briefly describing, explaining, and justifying the request
- x Property owner's and City Surveyor's signature on the proposed plat
- x FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- x Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- x Sign Posting Agreement
- na **Signed** Pre-Annexation Agreement if Annexation required.
- x TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- x Fee (see schedule)
- x List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

❑ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ List 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 30 DAYS after the filing deadline. Your attendance is required.

❑ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ 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
- __ List any original and/or related file numbers on the cover application
- __ Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

Ronald R. Bohannan, P.E.
Applicant name (print)

3/18/11
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
11DRB - _____ - 70962
_____ - _____ - _____
_____ - _____ - _____

3-18-11
Planner signature / date

Project # 1002632

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- __ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- __ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
- __ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **VACATION OF PUBLIC EASEMENT (DRB27)** 3
VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
- X The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- X Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- X Fee (see schedule)
- X List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**
- __ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance or waiver
- __ List any original and/or related file numbers on the cover application

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- __ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- X Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the deferral or extension
- X List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers 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.

Ronald R. Bohannan, P.E.
Applicant name (print)

3/18/11
Applicant signature / date

Form revised 4/07

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

Application case numbers
11DRB - 70061
11DRB - 70063
- - -

3-18-11
Planner signature / date

Project # 1002632

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 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 March 29, 2011 To April 13 2011

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.

_____, 03-18-11
(Applicant or Agent) (Date)

I issued 2 signs for this application, 3-14-11, _____
(Date) (Staff Member)

Rev. 11/8/90

APPLICATION NUMBER: 1002632

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Deborah Stover, Director

Richard J. Berry, Mayor **David S. Campbell, CAO**

March 4, 2011

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation
Project Number(s): 1002632
Case Number(s): n/a
Agent: Tierra West LLC
Applicant: AmGo Properties LLC
Legal Description: Tracts 2, 3 & 7, Sundance Estates
Zoning: R-LT
Acreage: 79.4 acres
Zone Atlas Page: B-10 & B-11

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

CERTIFICATE OF APPROVAL: Yes _____ No _____

TREATMENT PLAN REVIEW:
DISCOVERY:

SUPPORTING DOCUMENTATION: A Class III Cultural Resource Survey of 79.45 acres for the Sundance Estates Subdivision. by Brian Deaton (Lone Mountain Archaeological Services, Inc.
Principal Investigator: Cathy Travis) NMCRIS Activity No. 115454

NOTE: Two previously recorded sites (LA 103739, LA 103737) are located in or near the project area. LA 103739 is located within the project area, but could not be relocated. LA 103737 is located outside of the project area. Six isolated occurrences were also observed in the project area.

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

March 18, 2011

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: MAJOR PRELIMINARY PLAT THE BOULDERS – PHASE 1
PROJECT # 1002632
ZONE ATLAS PAGE B-10 & B-11

Dear Mr. Cloud:

Tierra West LLC, on behalf of AmGo Properties LLC, requests following approvals for Phase 1 of The Boulders Subdivision.

A. Approval of the Preliminary plat,
B. Temporary deferral of sidewalk construction for all areas that front the proposed residential lots,
C. Approval of a perimeter wall plan,
D. Vacation of existing easements including two temporary drainage easements, one landscape easement and portions of two roadway easements,
E. Temporary deferral of Unser Boulevard adjacent to Phase 1 of The Boulders Subdivision.

The site is currently undeveloped and zoned R-LT and the proposed plat will create 130 lots and one tract. Also included for review is an exhibit delineating the easements to be vacated in conjunction with the preliminary plat, the design and cross section of the walls and retaining walls for the proposed project as well as an exhibit for the sidewalk construction to be deferred. The grading and drainage plan has been submitted to City Hydrology for review and a statement of water and sewer availability has been requested from the Albuquerque Bernalillo County Water Utility Authority.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

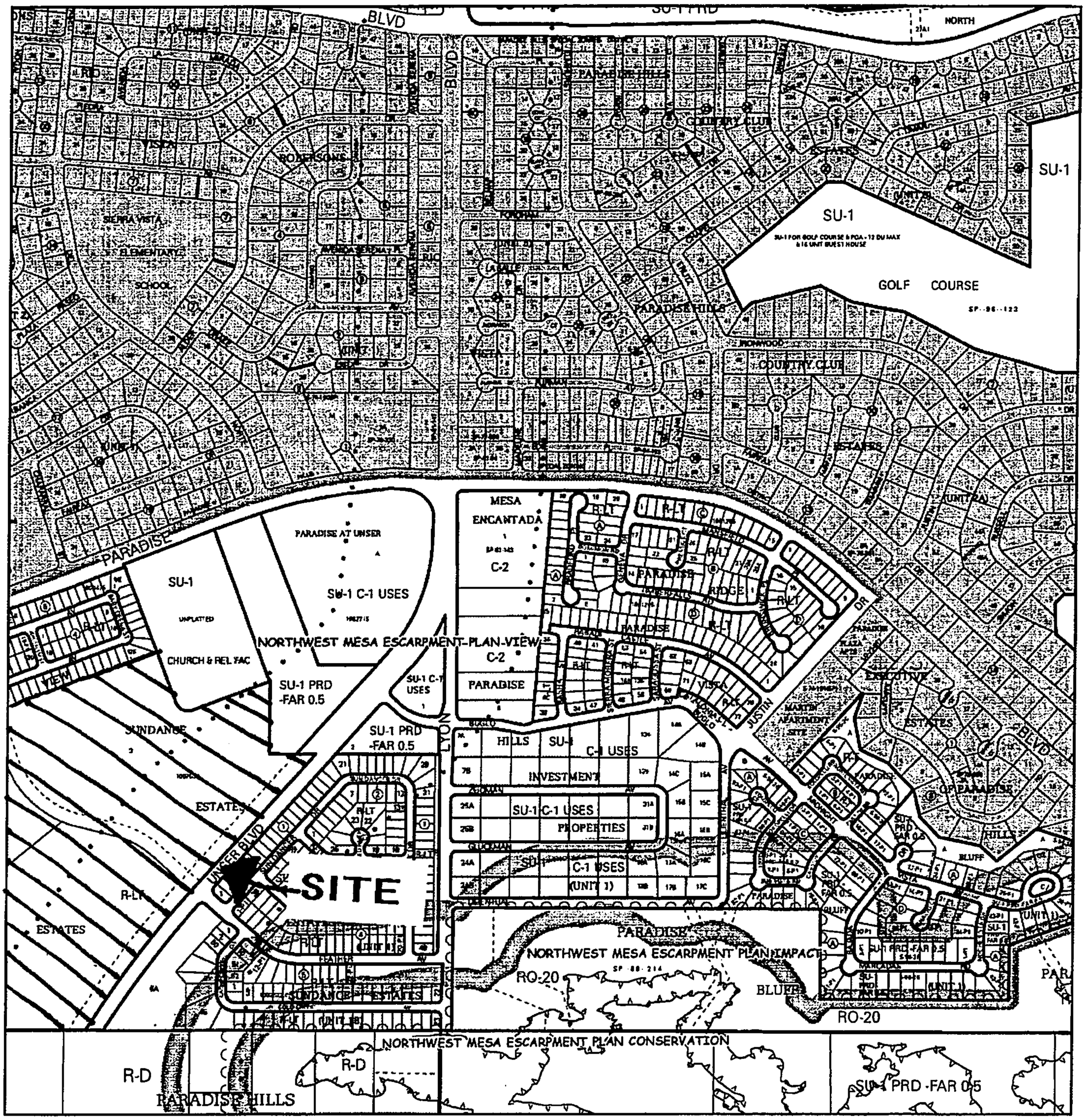
Ronald R. Bohannan, P.E.

Enclosure/s

cc: Pierre Amestoy – AmGo Properties, LLC
Thornton Schwenk – Paradise Hills Civic Association (PHC)
Tom Anderson – Paradise Hills Civic Association (PHC)

JN: 2011005
RRB/VC/ca

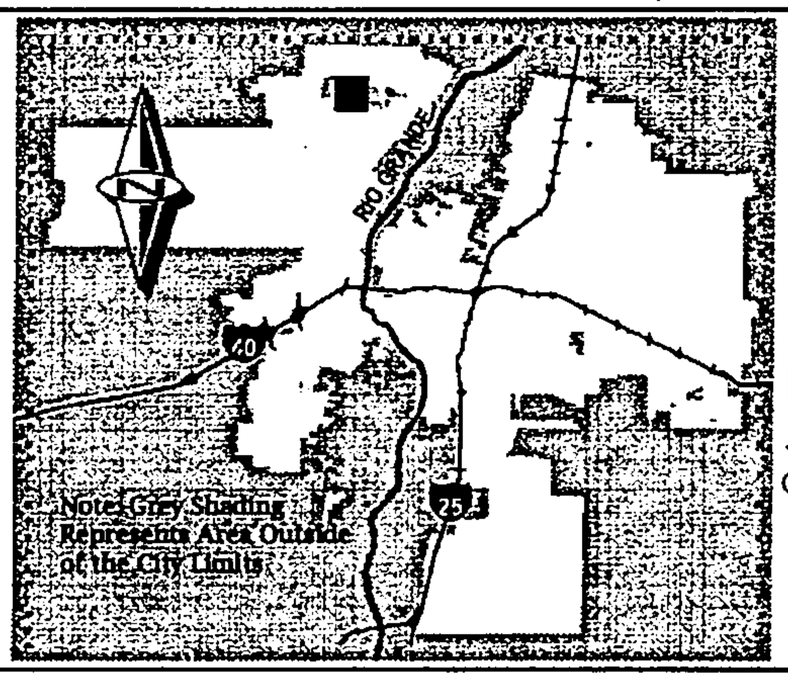
Z:\2011\2011005\Correspondence\2011005 Jack Cloud Preliminary Plat Ltr. 03-18-11.doc



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 2/4/2010



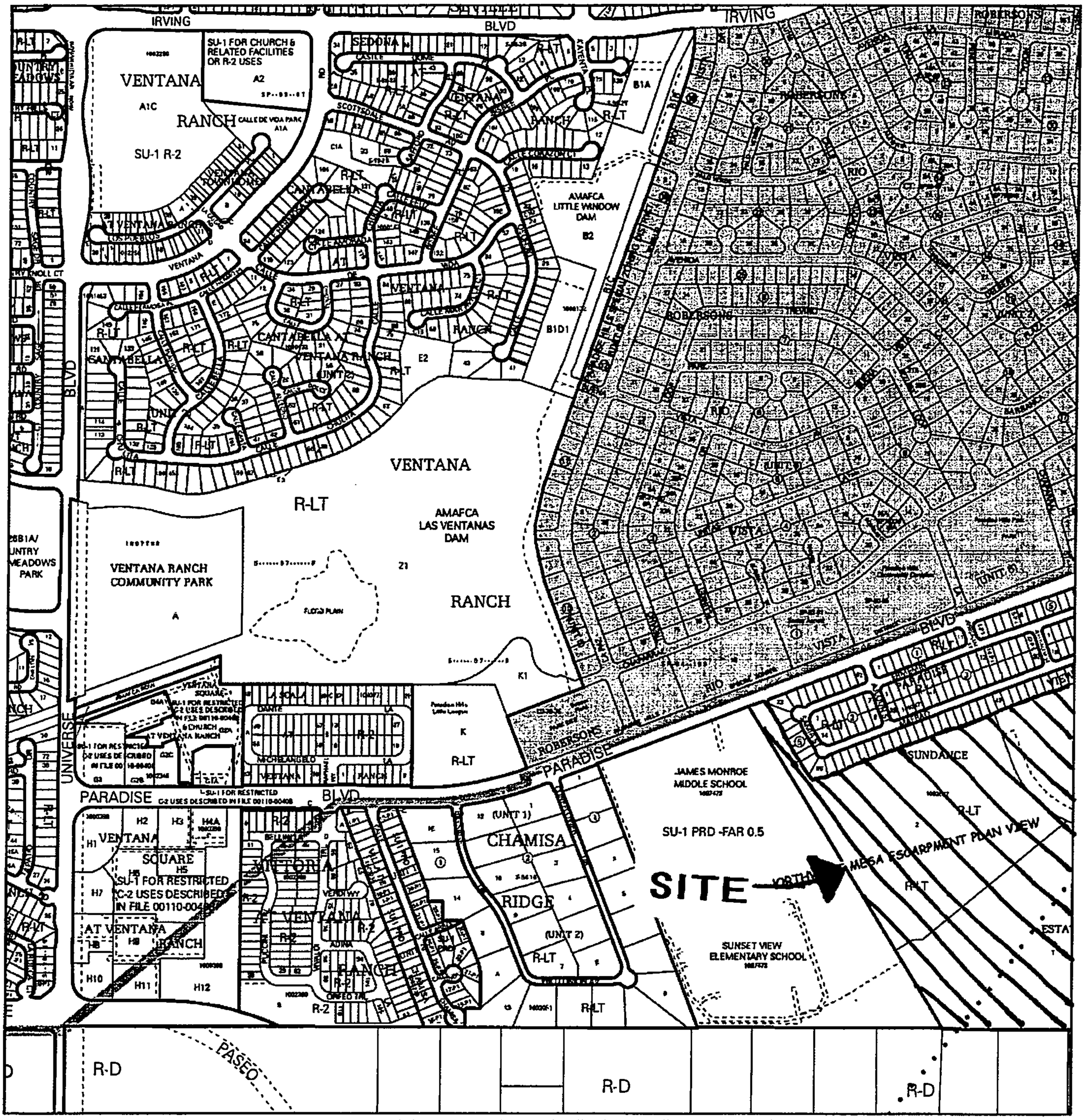
Zone Atlas Page:

B-11-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

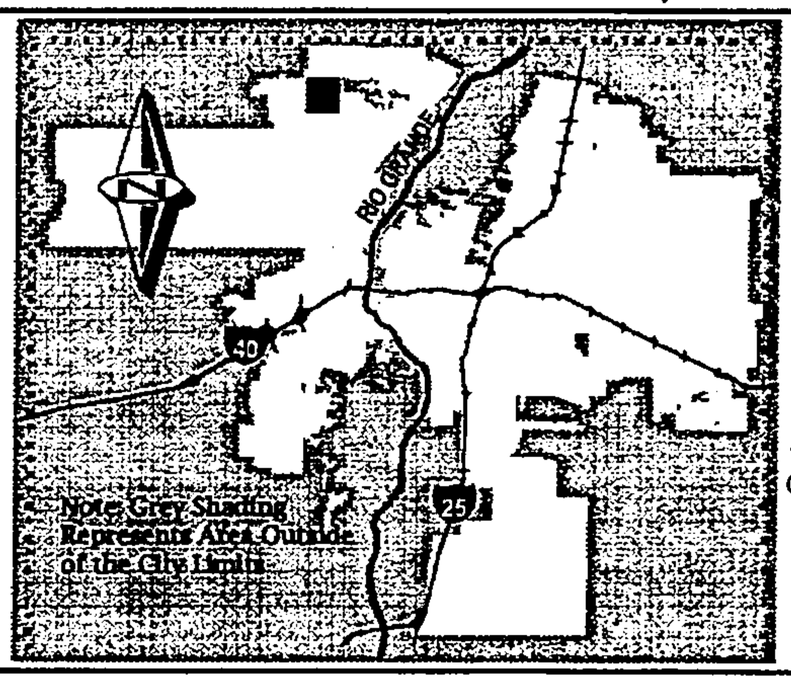
0 — 750 — 1,500 Feet



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

B-10-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 — 750 — 1,500 Feet

RB Project # 1002632 280

APS Cluster Cibola

EXHIBIT A

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and AmGo Properties LLC ("Developer") effective as of this ___ day of _____, 20__, and pertains to the subdivision commonly known as The Boulders, and more particularly described as *[use current legal description]* Tracts 2, 3 & 7, Bulk Land Plat of Sundance Estates

(the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.

Doc# 2011026743
03/18/2011 10:32 AM Page: 1 of 3
AGRE R:$13.00 M. Toulouse Oliver, Bernalillo County

- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.

- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

RB Project # 1002632

APS Cluster Cibola

Signature

Pierre Amestoy, Jr., Manager

Name (typed or printed) and title

AmGo Properties, LLC

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on February 24, 2011, by Pierre Amestoy, Jr.

as Manager of AmGo Properties, LLC, a limited liability corporation.

(Seal) OFFICIAL SEAL
KELI D. KRUEGER
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: March 6, 2014

Keli D. Krueger
Notary Public

My commission expires: March 6, 2014

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters

Signature

April L. Winters, Facilities Fee Planner

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on Feb. 25, 2011, by April L. Winters

as Facilities Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/17/2012

Anastasia Wolfe
Notary Public

My commission expires: ~~2/2~~ 6/17/2012

Rev 11/13/06

DEVELOPER INQUIRY SHEET
(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: **(505) 924-3913** – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at **(505) 924-3914. Your Developer Inquiry is for the following:**

Cell Tower Submittal: [ ] Free-Standing Tower -OR- [ ] Concealed Tower

[ ] EPC Submittal [X] DRB Submittal [ ] LUCC Submittal [ ] Liquor Submittal

[ ] Administrative Amendments (AA's) Submittal [ ] City Project Submittal

CONTACT NAME: **Keli Krueger**

COMPANY NAME: **Tierra West LLC**

ADDRESS/ZIP: **5571 Midway Park Place NE, Albuquerque, NM 87109**

PHONE: **505-858-3100** FAX: **505-858-1118**

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

Tracts 2, 3 & 7, Bulk Land Plat of Sundance Estates

LEGAL DESCRIPTION

LOCATED ON **Unser Blvd. NW**

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN **Paradise Blvd NW** AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

Paseo Del Norte NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (**B-10 & B-11**).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map MUST be provided with request)

developinquirysheet (03/24/10)

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner 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 10, 2011

Keli Krueger
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118
E-mail: KKrueger@tierrawestllc.com

Dear Keli:

Thank you for your inquiry of **March 10, 2011**requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACTS 2,3 AND 7, BULK LAND PLAT OF SUNDANCE ESTATES, LOCATED ON UNSER BOULEVARD NW BETWEEN PARADISE BOULEVARD NW AND PASEO DEL NORTE NW** zone map **B-10-11.**

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this proposal and the contact names are as follows:

PARADISE HILLS CIVIC ASSOC. (PHC) "R"
***Thornton Schwenk**
5125 Russell Dr. NW/87114 459-9543 (c)
Tom Anderson
10013 Plunkett Dr. NW/87114 897-2593 (h)

*** denotes president of association.**

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) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

7005 1160 0000 1000 4731

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

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	1.22
Total Postage & Fees	$ 6.32

PERFECTLY LEGAL CPU MAR 18 2011 ALBUQUERQUE NM 87109

Postmark Here

Sent To: Tom Anderson
Street, Apt. No.; or PO Box No.: Paradise Hills Civic Association 10013 Plunkett Dr. NW
City, State, ZIP+4: Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0000 1000 4748

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

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	MAR 18 2011
Restricted Delivery Fee (Endorsement Required)	1.22
Total Postage & Fees	$ 6.32

PERFECTLY LEGAL CPU ALBUQUERQUE NM 87109

Here

Sent To: Thornton Schwenk
Street, Apt. No.; or PO Box No.: Paradise Hills Civic Association 5125 Russell Dr. NW
City, State, ZIP+4: Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

!!!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 neighborhood and/or homeowner 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 describes 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.
   d) 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.

Information from the Office of Neighborhood Coordination

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] ONC's "Official" Letter to the applicant *(if there are associations).* A copy must be submitted with application packet -OR-

[ ] The ONC "Official" Letter *(if there are no associations).* A copy must be submitted with application packet.

[X] Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.

[X] Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.

Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

****

(below this line for ONC use only)

Date of Inquiry: **03/10/11** Time Entered: **01:45 p.m.** ONC Rep. Initials: **siw**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S** **Z** **ZONING & PLANNING**

- S — X — Major Subdivision action
- S — ____ — Minor Subdivision action
- V — ____ — Vacation
- V — ____ — Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- P — ____ — for Subdivision
- P — ____ — for Building Permit
- P — ____ — Administrative Amendment (AA)
- P — ____ — IP Master Development Plan
- D — ____ — Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- L — ____ — Storm Drainage Cost Allocation Plan

ZONING & PLANNING

- Z — ____ — Annexation
- Z — ____ — County Submittal
- Z — ____ — EPC Submittal
- Z — ____ — Zone Map Amendment (Establish or Change Zoning)
- P — ____ — Sector Plan **(Phase I, II, III)**
- P — ____ — Amendment to Sector, Area, Facility or Comprehensive Plan
- P — ____ — Text Amendment (Zoning Code/Sub Regs)
- L — ____ — Street Name Change (Local & Collector)

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.

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100

ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

APPLICANT: AmGo Properties LLC PHONE: 505-822-0044

ADDRESS: 4461 Irving Blvd. NW FAX: 505-821-7468

CITY: Albuquerque STATE NM ZIP 87114 E-MAIL:

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

DESCRIPTION OF REQUEST: Extension of Subdivision Improvements Agreement

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

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

Lot or Tract No. Block: Unit:

Subdiv/Addn/TBKA: Sundance Estates Unit 1

Existing Zoning: R-LT Proposed zoning: Same MRGCD Map No

Zone Atlas page(s): B-10 & B-11 UPC Code: 101106507203930302

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): #1002632

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No

No. of **existing** lots: 1 No. of **proposed** lots: 1 Total area of site (acres): +/-26.5327

LOCATION OF PROPERTY BY STREETS: On or Near: Unser Boulevard NW

Between: Paradise Boulevard NW and Paseo Del Norte

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

SIGNATURE DATE 1/25/11

(Print) Ronald R. Bohannan, P.E. Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

- ☐ **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
11DRB - ____ - 70015	SIA	___	$ 50.00
____ - ____ - ____	ADR	___	$ 25.00
____ - ____ - ____	CMF	___	$ 20.00
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
			Total
			$ 145.00

Hearing date February 23, 2011

1-25-11
Planner signature / date

Project # 1002632

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 (DRB13)**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ Proposed Infrastructure List
__ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
__ Zone Atlas map with the entire property(ies) clearly outlined
__ 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
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ List 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 30 DAYS after the filing deadline. Your attendance is required.

☒ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

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

DRB Public hearings are approximately 30 DAYS 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.

Ronald R. Bohannan, P.E.
Applicant name (print)

1/25/11
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
11DRB - _____ - 20015
_____ - _____ - _____
_____ - _____ - _____

1-25-11
Planner signature / date

Project # 1002632

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 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 February 8, 2011 To February 23, 2011

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.

Kelli D. Krueger, 1/25/11
(Applicant or Agent) (Date)

I issued 2 signs for this application, 1-25-11, [signature]
(Date) (Staff Member)

Rev. 11/8/90

APPLICATION NUMBER: 1002632

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

January 25, 2011

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Extension of Subdivision Improvements Agreement
Sundance Estates Unit 1
Project # 1002484
Zone Atlas Page C-18

Dear Mr. Cloud:

Tierra West LLC, on behalf of AmGo Properties LLC, requests approval of a one-year extension of the Subdivision Improvements Agreement Procedure B Modified Non-Work Order for the above-referenced site. The improvements specified in this Subdivision Improvements Agreement were originally deferred, scheduled to coincide with future development.

The work financially guaranteed under the Subdivision Improvements Agreement Procedure B Modified Non-Work Order that we are seeking to extend is the construction of an 895-foot portion of Unser Boulevard and accompanying storm drain improvements. Currently, construction of the subject section of Unser Boulevard is scheduled to begin within the next couple of weeks, contracts being prepared between the contractor and our client.

The construction of the applicable Unser Boulevard improvements under this SIA were later deferred to coincide with the City of Albuquerque's anticipated extension of Unser from Paseo del Norte to Paradise Boulevard. Initially, the extension was scheduled to be under way sometime in February of this year, but delays in acquiring the required right-of-way has pushed this back. It is still AmGo's goal to complete the Unser improvements at the same time the City is completing the remaining portion if Unser between Paseo del Norte and Paradise Boulevard.

The recorded plat designates this site as Sundance Estates Unit 1, however, the Approved Infrastructure List describes the site as Sundance Estates Phase 1. Throughout the duration of the project, the two different names have been used for the same site.

At this time, we request approval of the one-year extension request, allowing time for construction to be completed and the project closed out with the City of Albuquerque.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

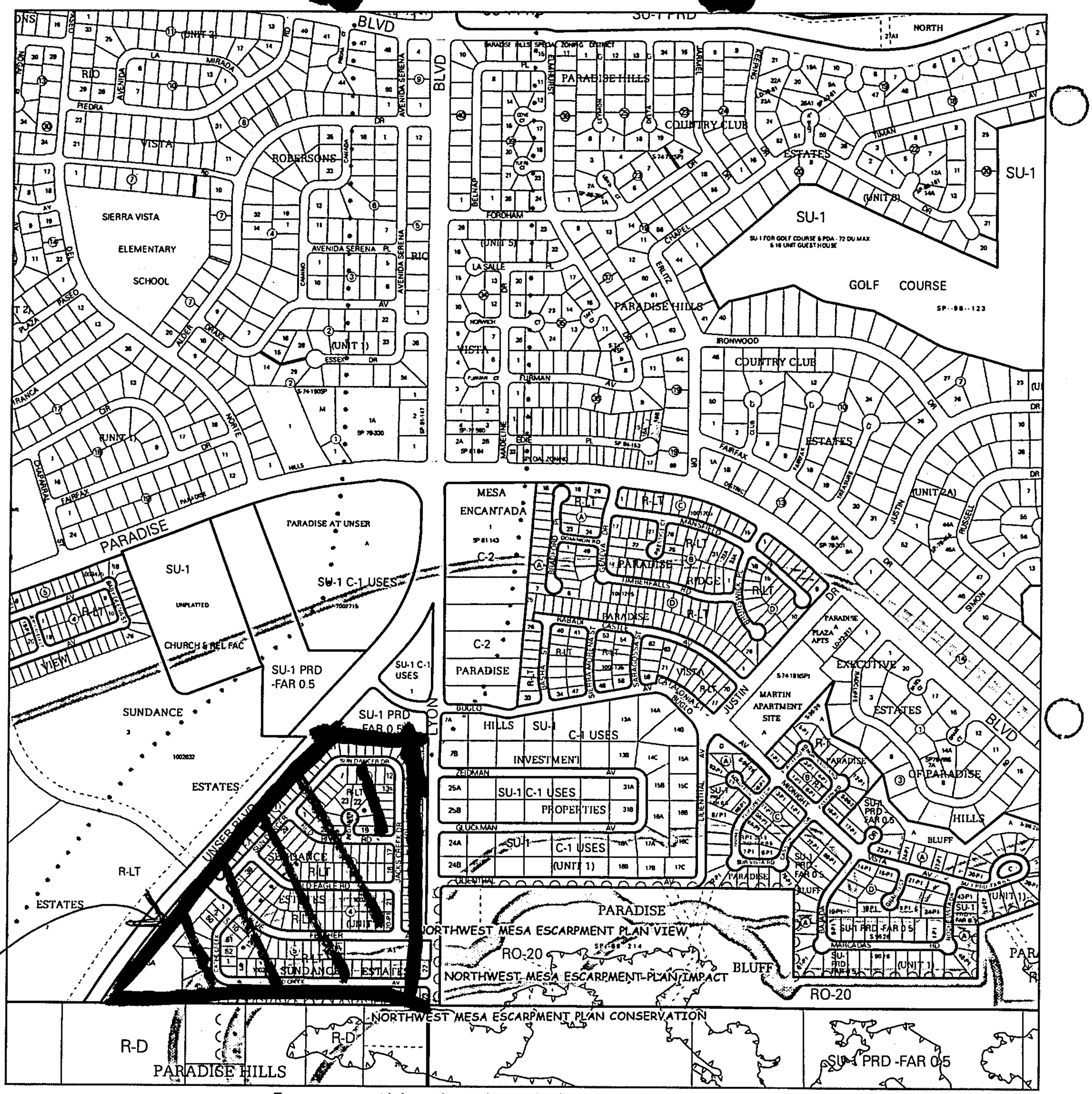
Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Pierre Amestoy, Jr.
Thornton Schwenk, Paradise Hills Civic Assoc.
Tom Anderson, Paradise Hills Civic Association

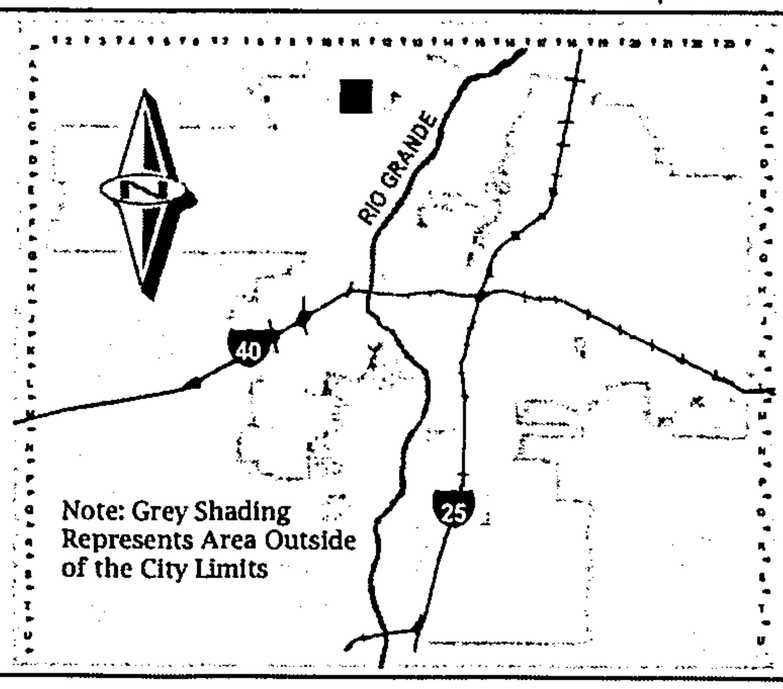
JN: 28028
RRB/kdk



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 6/5/2009



Zone Atlas Page:

B-11-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 — 750 — 1,500 Feet

Location Map
Zone Atlas Map No. B-10-Z, B-11-Z

N.T.S.

RECORDING STAMP

2006085859
Page: 1 of 5
06/28/2006 03:04A
Mary Herrera Bern. Co. PLAT R 27.00 Bk-2006C Pg-205

Plat of
Sundance Estates Unit 1

Albuquerque, Bernalillo County, New Mexico
May 2006

Project No. 1002632

Application No. 06 DRB - ~~00599~~ 00585

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 35.3685 ACRES±
ZONE ATLAS INDEX NO: B-10-Z AND B-11-Z
NO. OF TRACTS CREATED: 3
NO. OF LOTS CREATED: 166
MILES OF FULL-WIDTH STREETS CREATED: 1.0171
MILES OF HALF-WIDTH STREETS CREATED: 0.3672
DATE OF SURVEY: SEPTEMBER 2003

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO THREE NEW TRACTS AND 166 NEW LOTS, ELIMINATE LOT LINES, VACATE EASEMENTS, GRANT EASEMENTS, AND DEDICATE RIGHT OF WAY.

Notes:

1. MISC. DATA: ZONING RO-RLT
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE – NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN PROJECTED SECTIONS 10 AND 11, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. SP NO. 2004193864.
7. ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8 (A)(1).
8. TRACTS A & B TO BE MAINTAINED BY THE SUNDANCE ESTATES HOMEOWNERS ASSOCIATION.
9. THESE PROPERTIES LIE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER CAPABILITIES ARE BASED UPON THE NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES 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 THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
5. NEW MEXICO UTILITIES, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND WATER SANITARY SEWER LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE WATER AND SANITARY SEWER 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 FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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 (ABOVEGROUND 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.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 10 AND 11 TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS NUMBERED FOUR (4) AND SIX (6), SUNDANCE ESTATES AS THE SAME ARE SHOWN AND DESIGNATED ON THE BULK LAND PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 2004 IN VOLUME 2004C, FOLIO 385, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1927) AND GROUND DISTANCES (U.S. SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A SET ALUMINUM CENTERLINE MONUMENT, "PS 11993" FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "3-C11" BEARS S 18°20'49" E, A DISTANCE OF 3,601.96 FEET;

THENCE FROM SAID BEGINNING POINT, S 89°42'31" E, A DISTANCE OF 658.08 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°17'54" W, A DISTANCE OF 831.24 FEET TO AN ANGLE POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF LYON BOULEVARD, N.W., MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 89°54'43" W, A DISTANCE OF 28.00 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 00°15'22" W, A DISTANCE OF 377.88 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 88°49'25" W, A DISTANCE OF 1,293.75 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°00'00" E, A DISTANCE OF 245.13 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 7430";

THENCE N 89°49'54" W, A DISTANCE OF 528.92 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR MARKED BY A SET ALUMINUM CENTERLINE MONUMENT "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 30.87 FEET, A RADIUS OF 5,000.13 FEET, A DELTA ANGLE OF 00°21'13" AND A CHORD BEARING OF N 32°18'58" E, A DISTANCE OF 30.87 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A SET ALUMINUM CENTERLINE MONUMENT "PS 11993"

THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 777.47 FEET, A RADIUS OF 5124.99 FEET, A DELTA ANGLE OF 08°41'31", A CHORD BEARING OF N 36°30'38" E, A DISTANCE OF 776.72 FEET TO A POINT MARKED BY A SET ALUMINUM CENTERLINE MONUMENT "PS 11993"

THENCE N 41°56'40" E, A DISTANCE OF 1,077.44 FEET TO THE POINT OF BEGINNING, CONTAINING 35.3685 ACRES±, (1,540,651 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACTS A, B, 6-A AND LOTS 1 THROUGH 166, INCLUSIVE, SUNDANCE ESTATES, UNIT 1.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

[signature] 5/17/06

MIKE MARRA
AUTHORIZED AGENT
CAPITAL ALLIANCE INVESTMENTS, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

OFFICIAL SEAL
KERI D. KRUEGER
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: March 6, 2010

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May, 2006 BY MIKE MARRA, AUHORIZED AGENT, CAPITAL ALLIANCE INVESTMENTS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

BY [signature] NOTARY PUBLIC MY COMMISSION EXPIRES: March 6, 2010

Utility Approvals

[signature] PNM GAS SERVICES	5-22-06 DATE
[signature] PNM ELECTRIC SERVICES	5-22-06 DATE
[signature] NEW MEXICO UTILITIES, INC.	5-18-06 DATE
[signature] QWEST CORPORATION	5-22-06 DATE
[signature] COMCAST	5-22-06 DATE

City Approvals

[signature] CITY SURVEYOR	5/22/06 DATE
[signature] TRAFFIC ENGINEERING TRANSPORTATION DIVISION	6-28-06 DATE
[signature] UTILITY DEVELOPMENT	6-14-06 DATE
[signature] PARKS AND RECREATION DEPARTMENT	6/14/06 DATE
[signature] AMAFCA	6/14/06 DATE
[signature] CITY ENGINEER	6/14/06 DATE
[signature] DRB CHAIRPERSON, PLANNING DEPARTMENT	06/28/06 DATE

TREASURER'S CERTIFICATE
[stamp] 1-011-065-073-509-30362
BTC Investments Inc
[signature]

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[signature] 5/16/06
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE

LARRY W. MEDRANO NEW MEXICO 11993 REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Plat of
Sundance Estates Unit 1
Albuquerque, Bernalillo County, New Mexico
May 2006

Line Table

LINE	BEARING	DISTANCE
L1	S 89°54'43" E	28.00'
L2	S 00°00'00" E	248.13'

Legend

(N 90°00'00" E)	FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

Curve Table

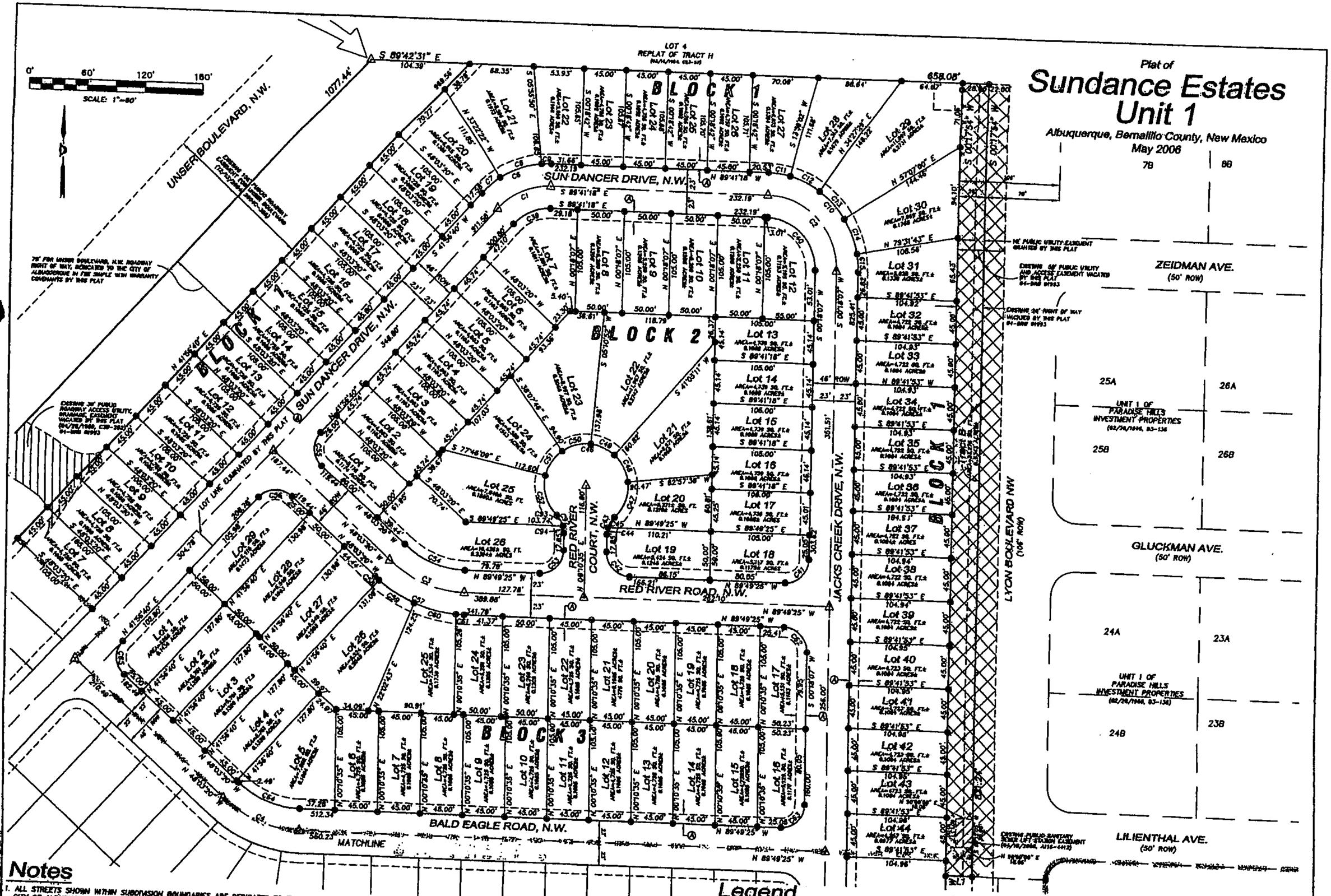
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	5000.13'	30.87'	00°21'13"	15.44'	30.87'	N 32°16'58" E
C2	5124.99'	777.47'	08°41'31"	389.48'	776.72'	N 36°30'38" E

*CURVE TABLE INFORMATION FOR THIS SHEET ONLY

Plat of

Sundance Estates Unit 1

Albuquerque, Bernalillo County, New Mexico
May 2006



Notes

1. ALL STREETS SHOWN WITHIN SUBDIVISION BOUNDARIES ARE DEDICATED TO THE CITY OF ALBUQUERQUE AS PUBLIC RIGHT OF WAY IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
2. SEE SHEETS 3 THROUGH 5 FOR DETAILED SUBDIVISION INFORMATION.
3. SEE SHEET 5 OF 5 FOR CURVE DATA.
4. ALL FOUND AND USED MONUMENTS SHOWN ON SHEET 2 OF 5.

Ⓐ THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES GRANTED BY THIS PLAT.

Legend

(N 90°00'00" E)	FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"
△	SET ALUMINUM CENTERLINE MONUMENT "PS 11993"

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 858 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7900

Plat of

Sundance Estates Unit 1

Albuquerque, Bernalillo County, New Mexico
May 2006

SUN DANCER DRIVE, N.W.

CACHE CREEK DRIVE, N.W.

MATCHLINE

BALD EAGLE ROAD, N.W.

BLUE FEATHER AVENUE, N.W.

BLOCK 4

BLOCK 5

TRACT A
FOR PUBLIC POND
AREA=6.7776 ACRES
295,240 SQ. FT.±
EXISTING PUBLIC DRAINAGE EASEMENT (POND)
(04/12/2006, A116-1717)

TRACT 5
SUNDANCE ESTATES
(12/13/2004, 2004C- 385)
NOT A PART OF THIS SURVEY

2005205000
Page: 1 of 5
05/25/2005 09:04A
Bk-2005C Pg-285

Ⓐ THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES GRANTED BY THIS PLAT.

Notes

1. ALL STREETS SHOWN WITHIN SUBDIVISION BOUNDARIES ARE DEDICATED TO THE CITY OF ALBUQUERQUE AS PUBLIC RIGHT OF WAY IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
2. SEE SHEETS 3 THROUGH 5 FOR DETAILED SUBDIVISION INFORMATION.
3. SEE SHEET 5 OF 5 FOR CURVE DATA.
4. ALL FOUND AND USED MONUMENTS SHOWN ON SHEET 2 OF 5.

Legend

(N 90°00'00" E)	FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"
△	SET ALUMINUM CENTERLINE MONUMENT "PS 11993"

0' 60' 120' 180'
SCALE: 1"=60'

SEE SHEET 5 OF 5 FOR CURVE TABLE

PRECISION SURVEYS, INC.
6414-D JEFFERSON ST., N.E. PHONE 505 858 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7900

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	75.00'	83.31'	48°22'02"	33.68'	81.45'	N 66°07'41" E
C2	75.00'	117.80'	89°59'25"	74.99'	106.06'	S 44°41'33" E
C3	120.00'	87.48'	41°46'05"	45.79'	85.55'	N 86°58'22" W
C4	120.00'	87.48'	41°46'05"	45.79'	85.55'	N 86°58'22" W
C5	300.00'	218.70'	41°46'05"	114.48'	213.89'	N 86°58'22" W
C6	98.00'	82.73'	48°22'02"	44.01'	80.29'	N 66°07'41" E
C7	98.00'	25.11'	14°40'57"	12.63'	25.04'	N 48°17'09" E
C8	98.00'	45.94'	27°28'32"	23.53'	45.49'	N 70°20'54" E
C9	98.00'	10.68'	06°14'32"	5.34'	10.67'	N 87°11'26" E
C10	98.00'	153.92'	89°59'25"	97.98'	138.58'	S 44°41'33" E
C11	98.00'	23.39'	13°40'20"	11.75'	23.33'	S 82°51'08" E
C12	98.00'	35.02'	20°28'27"	17.70'	34.83'	S 65°46'48" E
C13	98.00'	36.76'	22°30'31"	19.63'	36.50'	S 44°12'46" E
C14	98.00'	38.33'	22°24'43"	19.42'	38.09'	S 21°40'36" E
C15	98.00'	18.43'	10°46'24"	9.24'	18.40'	S 05°05'05" E
C16	25.00'	39.32'	90°07'32"	25.05'	35.39'	N 44°45'39" W
C17	325.00'	236.92'	41°46'05"	124.00'	231.71'	N 86°58'22" W
C18	325.00'	19.09'	03°21'54"	9.55'	19.08'	N 88°08'28" W
C19	325.00'	45.41'	06°00'21"	22.74'	45.37'	N 82°27'20" W
C20	325.00'	38.77'	06°50'09"	19.41'	38.75'	N 75°02'06" W
C21	325.00'	56.13'	09°53'42"	28.13'	56.06'	N 66°40'10" W
C22	325.00'	49.75'	08°46'18"	24.92'	49.70'	N 57°20'12" W
C23	325.00'	27.77'	04°53'44"	13.89'	27.76'	N 50°30'12" W
C24	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 86°56'40" E
C25	25.00'	20.36'	46°42'29"	10.79'	19.82'	N 18°35'26" E
C26	45.00'	214.74'	273°24'58"	42.39'	61.71'	N 48°03'20" W
C27	45.00'	14.46'	18°24'36"	7.29'	14.40'	S 04°26'29" W
C28	45.00'	34.69'	46°42'53"	18.43'	33.66'	S 37°00'14" W
C29	45.00'	29.36'	37°38'45"	15.32'	28.01'	S 78°28'45" W
C30	45.00'	29.54'	37°38'45"	15.32'	28.01'	N 64°41'49" W
C31	45.00'	30.06'	38°15'06"	15.63'	29.03'	N 28°44'23" W
C32	45.00'	40.34'	51°21'50"	21.64'	39.00'	N 18°06'35" E
C33	45.00'	35.25'	44°52'40"	18.58'	34.35'	N 66°12'50" E
C34	25.00'	20.36'	46°42'29"	10.79'	19.82'	S 65°17'85" W
C35	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 03°03'20" E
C36	140.83'	36.30'	15°13'58"	18.27'	36.18'	S 55°50'14" E
C37	156.00'	39.27'	14°99'04"	19.74'	39.17'	N 56°32'56" W
C38	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 86°56'40" W
C39	52.00'	43.90'	48°22'02"	23.35'	42.60'	N 66°07'41" E
C40	52.00'	61.87'	68°09'85"	34.99'	73.43'	S 44°41'33" E
C41	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 45°14'21" W
C42	85.00'	39.27'	89°52'28"	24.95'	35.32'	N 48°49'25" W
C43	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 41°45'39" E
C44	25.00'	20.36'	46°42'29"	10.79'	19.82'	N 23°31'50" E
C45	25.00'	7.26'	16°37'43"	3.65'	7.23'	N 00°29'27" E
C46	25.00'	13.12'	30°04'46"	6.72'	12.97'	N 31°50'41" E
C47	45.00'	214.74'	273°24'58"	42.39'	61.71'	S 89°49'25" E
C48	45.00'	32.91'	41°54'27"	17.23'	32.19'	S 27°58'56" E
C49	45.00'	26.19'	33°52'19"	14.57'	27.72'	S 69°32'59" E
C50	45.00'	82.46'	41°18'38"	18.98'	31.75'	N 72°31'33" E
C51	45.00'	32.70'	41°38'43"	17.11'	31.98'	N 33°03'02" E
C52	45.00'	48.16'	58°46'46"	26.34'	44.18'	N 17°09'02" W
C53	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 45°10'35" W
C54	97.00'	70.91'	41°46'05"	37.01'	69.18'	N 86°56'22" W
C55	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 03°03'20" W
C56	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 86°56'40" E
C57	143.00'	104.25'	41°46'05"	54.54'	101.95'	N 86°56'22" W
C58	143.00'	5.56'	02°13'47"	2.78'	5.56'	N 48°10'13" W
C59	143.00'	44.10'	17°40'10"	22.23'	43.93'	N 59°07'11" W
C60	143.00'	46.95'	18°48'38"	23.17'	46.76'	N 77°09'36" W
C61	143.00'	8.63'	03°27'30"	4.32'	8.63'	N 86°05'40" W
C62	25.00'	39.32'	90°07'32"	25.05'	35.39'	S 44°45'39" E
C63	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 45°14'21" W
C64	97.00'	70.91'	41°46'05"	37.01'	69.18'	N 86°56'22" W
C65	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 03°03'20" W
C66	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 86°56'40" E
C67	143.00'	104.25'	41°46'05"	54.54'	101.95'	N 86°56'22" W
C68	143.00'	12.52'	05°01'05"	6.27'	12.52'	N 50°33'52" W
C69	143.00'	44.50'	16°37'38"	26.80'	41.35'	N 61°23'14" W
C70	143.00'	31.71'	12°42'12"	15.92'	31.64'	N 78°03'08" W
C71	143.00'	18.82'	07°26'10"	9.27'	18.50'	N 86°06'50" W

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C72	25.00'	39.32'	90°07'32"	25.05'	35.39'	S 44°45'39" E
C73	25.00'	39.22'	89°52'28"	24.95'	35.32'	S 45°14'21" W
C74	275.00'	200.47'	41°46'05"	104.92'	196.06'	N 86°58'22" W
C75	275.00'	48.52'	10°06'35"	24.33'	48.46'	N 84°49'07" W
C76	275.00'	67.86'	14°08'17"	34.10'	67.68'	N 72°38'41" W
C77	275.00'	69.09'	14°23'42"	34.73'	68.91'	N 58°22'42" W
C78	275.00'	15.00'	03°07'31"	7.50'	15.00'	N 49°37'06" W
C79	170.00'	30.00'	10°06'35"	15.04'	29.96'	N 84°49'07" W
C80	170.00'	14.97'	05°02'40"	7.48'	14.96'	N 87°18'05" W
C81	170.00'	84.45'	28°27'42"	43.11'	83.56'	N 70°32'54" W
C82	170.00'	41.95'	14°08'17"	21.06'	41.84'	N 72°38'41" W
C83	170.00'	39.24'	13°13'27"	19.71'	39.16'	N 58°57'49" W
C84	170.00'	24.51'	08°15'43"	12.28'	24.49'	N 52°11'11" W
C85	170.00'	12.75'	04°17'47"	6.38'	12.74'	N 50°12'13" W
C86	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 03°03'20" W
C87	30.00'	47.12'	90°00'00"	30.00'	42.43'	N 86°56'40" E
C88	25.00'	39.22'	89°52'41"	24.95'	35.32'	S 45°14'14" W
C89	15.00'	23.53'	89°52'43"	14.97'	21.19'	S 45°14'15" W
C91	75.00'	117.65'	89°52'41"	74.84'	105.95'	S 45°14'14" W
C92	25.00'	20.38'	46°42'29"	10.79'	19.82'	S 23°10'40" E
C93	25.00'	13.12'	30°04'46"	6.72'	12.97'	S 31°28'31" E
C94	25.00'	7.26'	16°37'43"	3.65'	7.23'	S 08°06'17" E
C95	30.00'	47.12'	90°00'00"	30.00'	42.43'	N 03°03'20" W

Plat of

Sundance Estates Unit 1

Albuquerque, Bernalillo County, New Mexico
May 2006

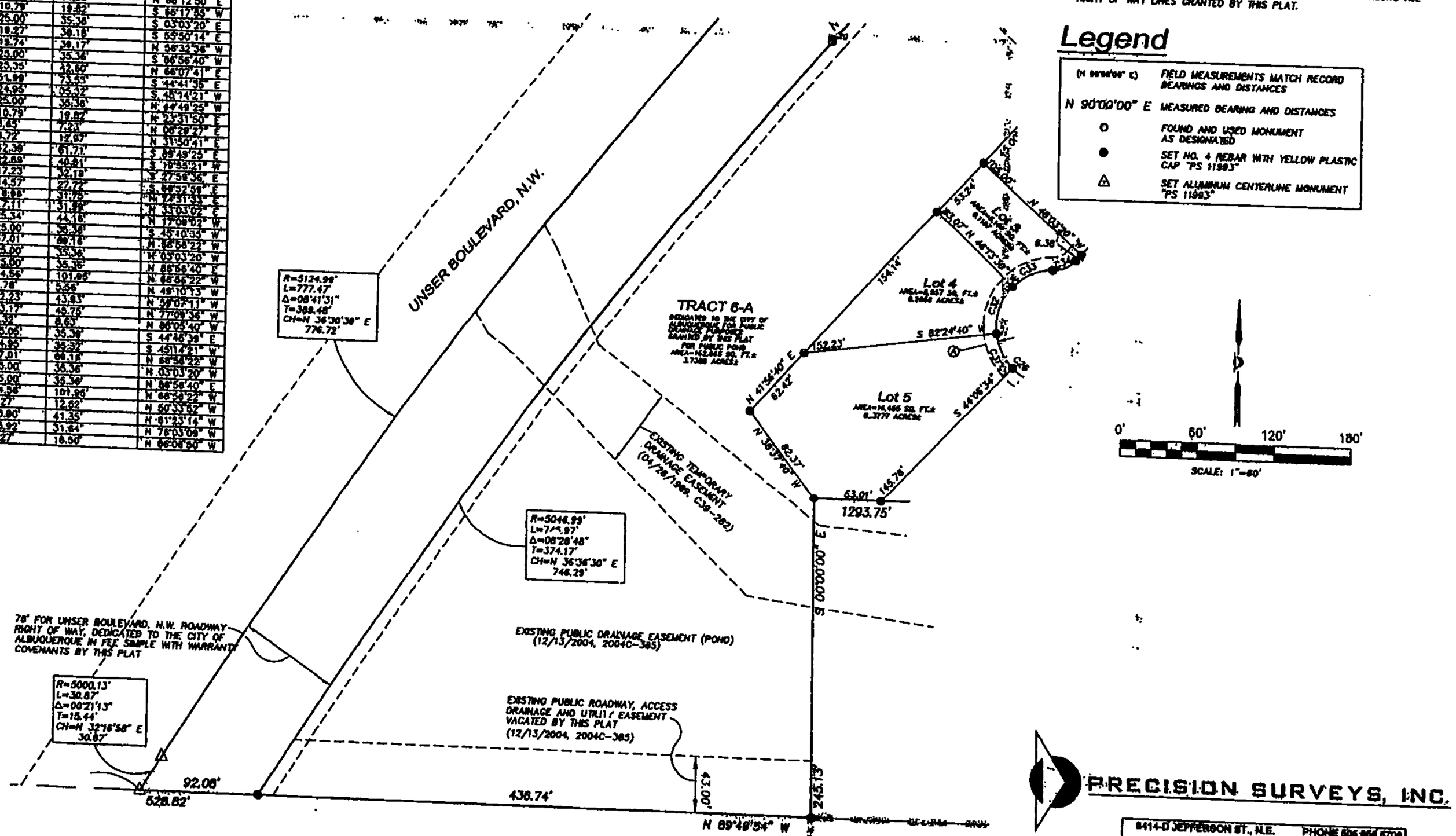
Notes

1. ALL STREETS SHOWN WITHIN SUBDIVISION BOUNDARIES ARE DEDICATED TO THE CITY OF ALBUQUERQUE AS PUBLIC RIGHT OF WAY IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
2. SEE SHEETS 3 THROUGH 5 FOR DETAILED SUBDIVISION INFORMATION.
3. ALL FOUND AND USED MONUMENTS SHOWN ON SHEET 2 OF 5.

Ⓐ THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES GRANTED BY THIS PLAT.

Legend

(N 90°00'00" E)	FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11983"
△	SET ALUMINUM CENTERLINE MONUMENT "PS 11983"



PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

200605650
Page: 5 of 5
05/25/2006 08:19A
Bk-2006C Pg-205

L2007
DRB

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 24, 2006

3. Project # 1002632
06DRB-00599 Major-Preliminary Plat Approval
06DRB-00601 Major-Vacation of Pub Right-of-Way
06DRB-00602 Major-Vacation of Public Easements
06DRB-00603 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 4, 5 & 6 (to be known as **SUNDANCE ESTATES, UNIT 1**) zoned R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 36 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-01761] (B-11)

At the May 24, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 5/24/06 and approval of the grading plan engineer stamp dated 2/8/05 the preliminary plat was approved with the following conditions of final plat:

Applicant needs to address MRCOG access at Bluefeather NW.

Access needs to be provided to Tract 5.

Applicant needs to provide Unser easement to Paradise NW.

The vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

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.

The temporary deferral of construction of sidewalk on the interior streets was approved as shown on Exhibit C in the Planning file.

06DRB-00585 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 4-6, **SUNDANCE ESTATES, UNIT 1,** zoned R-LT residential zone, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT, containing approximately 36 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761]*[Deferred from 5/3/06 & 5/24/06]*(B-11)

The final plat was deferred for the SIA and the 15-day appeal period to June 14, 2006.

If you wish to appeal this decision, you must do so by June 8, 2006, 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).

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.)

OFFICIAL NOTICE OF DECISION

PAGE 3

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.)

Sheran Matson, AICP, DRB Chair

Cc: Tierra West LLC, 8509 Jefferson St NE, 87113
Capital Alliance Investments, 6300 Jefferson St NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

Current DRC

Project Number: 761781

FIGURE 12

Date Submitted: 5/24/06
Date Site Plan Approved:
Date Preliminary Plat Approved: 5/24/06
Date Preliminary Plat Expires: 5/24/07
DRB Project No.: 1002632
DRB Application No.: 06DRB-00569

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

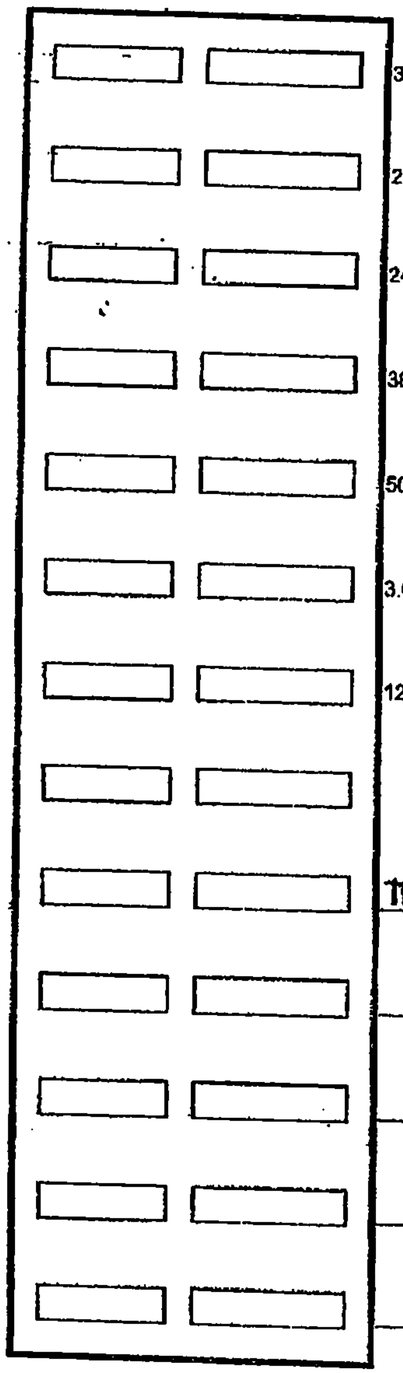
SUNDANCE ESTATES PHASE 1
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS 4, 5 & 6, SUNDANCE ESTATES
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

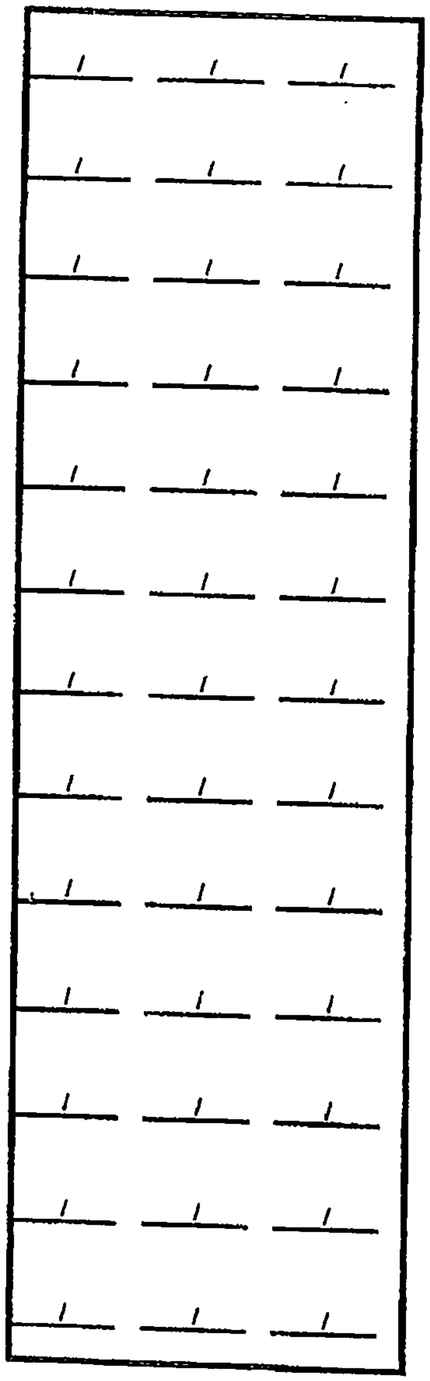
Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Jacks Creek Drive	Sundancer Drive	Blue Feather Ave.	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Red River Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Bald Eagle Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Cache Creek Drive	Blue Feather Ave.	South End	/	/	/
		28' F-F	Residential Paving Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Red River Court	Red River Rd.	North End	/	/	/
		38' F-F	Arterial Paving, Curb & Gutter * — DH 6' Sidewalk (East Side)	CCIP LIST JUST LAST PAGE Unser Blvd.	Blue Feather Ave.	North Property Line	/	/	/
		24' F-E	Residential Paving Curb & Gutter (West Side) 6' Sidewalks (West Side)	Lyon Blvd.	Blue Feather Ave.	North Property Line	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		32' F-F	Residential Paving 4' Sidewalks (Both Sides) -Deferred	Blue Feather Avenue	Sun Dancer Drive	Lyon Boulevard	/	/	/
		24' E-E	Temporary Paving	Unser Blvd.	North Property Line	Paradise Blvd.	/	/	/
		8"	SAS Gravity Line	Jacks Creek Drive	Sundancer Drive	Blue Feather Ave.	/	/	/
		8"	SAS Gravity Line	Red River Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	SAS Gravity Line	Balk Eagle Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	SAS Gravity Line	Cache Creek Drive	Blue Feather Ave.	South End	/	/	/
		8"	SAS Gravity Line	Red River Court	Red River Rd.	North End	/	/	/
		8"	SAS Gravity Line	Lyon Blvd.	Blue Feather Ave.	Lilianthal Rd.	/	/	/
		6	SAS Force Main	Lilianthal Rd.	Lyon Blvd.	Justin Rd.	/	/	/
		8"	SAS Gravity Line	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Jacks Creek Rd.	Sundancer Drive	Blue Feather Ave.	/	/	/
		8"	Water PVC Line	Red River Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Balk Eagle Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Cache Creek Drive	Blue Feather Ave.	South End	/		/
		8"	Water PVC Line	Red River Court	Red River Rd.	North End	/	/	/
		8"	Water PVC Line	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	/	/	/



30"	RCP Storm Sewer	Detention Pond Outfall	Detention Pond	South Property Line
2.5 Ac-Ft	Permanent Detention Pond	Tract A	Blue Feather Ave.	South Property Line
24"	RCP Storm Sewer (Deferred)	Unser Crossing @ South Property Line	Centerline of Unser	Unser East R.O.W Line
38' F-F	Arterial Paving, Curb & Gutter (Deferred) 6' Sidewalk (East Side)(Deferred)	Unser Blvd.	Blue Feather Ave.	South Property Line
50' F-F	Residential Paving 4' Sidewalks (Both Sides) -Deferred	Blue Feather Avenue	Unser Boulevard	Sun Dancer Drive
3.0 Ac-Ft	Temporary Retention Pond w/ Agreement and Covenant	Tract 6-A @ Unser		
12"	Water PVC Line	Unser Blvd.	Blue Feather Ave.	Paradise Blvd.
	Scour Wall	Tract 6-A Back of Lots 143 thru 147		
TRAFFIC SIGNAL MODIFICATIONS		UNSER BLVD / PARADISE BLVD		



The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		38' F-F	156ft Right-of-way; Arterial Paving, Curb & Gutter 6' Sidewalk (East Side)	Unser Blvd.	South Property Line	North Property Line	/	/	/
		~~5.0 Ac-Ft~~	~~Permanent Temporary Retention Pond. w/ Agreement and Covenant~~	~~Tract 6-A @ Unser~~			/	/	/

Approval of Creditable Items: Jack Cloud 5-24-06
Impact Fee Admistrator Signature — Date

Approval of Creditable Items:
City User Dept. Signature — Date

NOTES

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

Street lights per DPM are required.

1. Water infrastructure to include valves, fittings, valve boxes& fire hydrants as required
2. Sanitary sewer to include manholes and service connections as required.
3. Residential street lights per DPM
4. Certified grading and drainge with private walls & private drainage (non-work order item) required for SIA/ Financial Release.
5. Perimeter Walls per DPM approved perimeter wall Design
6. Wall & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees
7. SIGNINGS PER DRC

AGENT / OWNER

VINCENT CARRICA
NAME (print)

TIERRA WEST LLC
FIRM

5-18-06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date 5/24/06

Christina Sandoval 5/24/06
PARKS & GENERAL RECREATION - date

5-24-06
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

William D. Baker 5/24/06
UTILITY DEVELOPMENT - date

5-18-06
NMUI - date

Bradley L Bingham 5/24/06
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)

1300

FIGURE 18

5th EXTENSION AGREEMENT
Procedure "B" Modified Non Work Order
PROJECT NO. ~~781761~~ 761781

This Agreement made this 1ST day of JUNE, 2010, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:)**AmGo Properties LLC**("Developer"), whose address is **4461 Irving Blvd. NW, Albuquerque, NM 87114** and whose telephone number is **505-822-0044** is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the **23rd** day of **June, 2006**, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on **June 26, 2006**, at Book Misc. **A-119**, pages **3571** through **----**, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the **16th** day of **September, 2006**; and

WHEREAS, the Earlier Agreement was amended by a **First** Extension Agreement dated **September 18, 2006** recorded **September 19, 2006**, in Book Misc. **A-124**, pages **1968** through **----**, records of Bernalillo County, New Mexico, extending the construction deadline to **April 23, 2007**; and

WHEREAS, the Earlier Agreement was amended by a **Second** Extension Agreement dated **April 9, 2007** recorded **April 10, 2007**, in Book Misc. **A-135**, pages **2374** through **----**, records of Bernalillo County, New Mexico, extending the construction deadline to **April 23, 2008**; and

WHEREAS, the Earlier Agreement was amended by an **Assignment and Amendment to Agreement to Construct Subdivision Improvements** dated **January 7, 2008** recorded **January 8, 2008**, Document number **2008002359**, records of Bernalillo County, New Mexico; and

WHEREAS, the Earlier Agreement was amended by a **Third** Extension Agreement dated **May 22, 2008** recorded **May 22, 2008**, Document number **2008057384**, pages **1** through **4**, records of Bernalillo County, New Mexico, extending the construction deadline to **April 23, 2009**; and

WHEREAS, the Earlier Agreement was amended by a **Fourth** Extension Agreement dated **June 8, 2009** recorded **June 9, 2009**, Document number **2009064464**, pages **1** through **5**, records of Bernalillo County, New Mexico, extending the construction deadline to **April 1, 2010**; and

DocH 2010049776
06/02/2010 08:39 AM Page: 1 of 3
AGRE R:$13.00 M. Toulouse Oliver, Bernalillo County

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. For all improvements, the **23rd** day of **June**, 20**10**.

B. On portions of the improvements as follows:

IMPROVEMENTS	COMPLETION DATE
_____	_____
_____	_____
_____	_____

2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: **Letter of Credit # 20155 Amendment #3**
Amount: $ **364,876.46**
Name of Financial Institution or Surety providing Guaranty: **Los Alamos National Bank**
Date City first able to call Guaranty (Construction Completion Deadline): **June 23, 2010**
If Guaranty other than a Bond, last day City able to call Guaranty is: **August 23, 2010**
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER:

AmGo Properties LLC

By: _____

Name: **Pierre Amestoy, Jr.**

Title: **Manager**

Dated: 5-27-10

CITY OF ALBUQUERQUE:

By: _____ 5/28/10

Richard Dourte, City Engineer

Dated: 6-01-10 5-28-10

DEVELOPER'S NOTARY

STATE OF **New Mexico**)

) ss.

COUNTY OF **Bernalillo**)

This instrument was acknowledged before me on 27th day of May, 20 10 by **Pierre Amestoy, Jr., Manager** of **AmGo Properties LLC.**

OFFICIAL SEAL
CYNTHIA LOUISE ABEYTA
NOTARY PUBLIC-STATE OF NEW MEXICO

My Commission Expires:
11-18-2012

_____
Notary Public

CITY'S NOTARY

STATE OF NEW MEXICO)

) ss.

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 1st day of June, 20 10 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires:
10-07-12

LINDA C. EVANS NOTARY PUBLIC STATE OF NEW MEXICO

_____
Notary Public

AMENDMENT NO. 3
IRREVOCABLE LETTER OF CREDIT #20155

May 26, 2010

City of Albuquerque
Mr. Bruce J. Perlman, PhD
Chief Administrative Officer
PO Box 1293
Albuquerque, New Mexico 87103

Re: Irrevocable Letter of Credit #20155
Dated January 2, 2008: Amgo Properties, LLC
Project Name: Sundance Estates Unit 1/Infrastructure

Dear Mr. Perlman:

We hereby amend the referenced Irrevocable Letter of Credit in the following manner:

The expiration date shall be extended to August 23, 2010.

All other terms and conditions of the Irrevocable Letter of Credit shall remain unchanged.

Sincerely,

Brian McKelvey, Commercial Loan Officer

BM/sge

15 SI

ASSIGNMENT AND AMENDMENT TO AGREEMENT TO CONSTRUCT SUBDIVISION IMPROVEMENTS

NAME OF PROJECT: Sundance Estates
ORIGINAL SUBDIVIDER: Capital Alliance Investments, LLC
NEW OWNER: AmGo Properties, LLC
CITY PROJECT # 7617.81

1-7-08

THIS ASSIGNMENT AND AMENDMENT is made as of this 2nd day of January, 2008, by the City of Albuquerque, New Mexico ("City") and Capital Alliance Investments, LLC (the original subdivider) ("Assignor") and AmGo Properties, LLC ("Assignee") a, (state type of business entity, for instance "corporation," "general partnership", "joint venture", "individual," etc.) New Mexico limited liability company, whose address is 4461 Irving Road N.W. Albuquerque, New Mexico 87114 and whose telephone number is (505) 822-0044, is made in Albuquerque, New Mexico and is effective as of the date of Closing on the conveyance of certain property from Assignor to Assignee.

WHEREAS, the Assignor was the developer/subdivider of the (name of project:) Sundance Estates, City Project No: 7617.81; and

WHEREAS, the City and the Assignor entered into an Agreement ("Original Agreement") on June 23, 2006, which was recorded without its Exhibit A on June 26, 2006, in the office of the County Clerk of Bernalillo County, New Mexico at Book A119, Page 3571, wherein Assignor agreed to construct certain public and/or private improvements described in Exhibit A, Required Infrastructure Listing; and

WHEREAS, the Original Agreement was amended by two subsequent Extension Agreements, the first dated September 18, 2006, and recorded September 19, 2006, in the office of the County Clerk of Bernalillo County, New Mexico at Book A124, Page 1968, and the second dated April 9, 2007, and recorded April 10, 2007, in the office of the County Clerk of Bernalillo County, New Mexico at Book A135, Page 2374, extending the construction deadline to April 23, 2008; and

WHEREAS, the Original Agreement provides that if the Subdivision or any part thereof is sold, conveyed or assigned the City will not release the Assignor from its obligations, nor will the City release Assignor's financial guaranty until a successor in interest to the Assignor has entered into a Subdivision Improvements Agreement with the City and posted a substitute financial guaranty satisfactory to the City; and

WHEREAS, Assignee will become the new owner of Tracts 2, 3 and 7 of Sundance Estates, Tract 7 being adjacent to the dedicated land upon which the improvements subject to the Original Agreement are to be constructed, having acquired its interest by a Special Warranty Deed, recorded on Jan 3, 2008 as Document No. 2008- 000935 in the records of the Bernalillo County Clerk at Book _____, Page _____; and

DocH 2008002359
01/08/2008 02:42 PM Page: 1 of 4
ASSN R:$15.00 M. Toulouse, Bernalillo County

WHEREAS, the portion of Unser Boulevard subject to the Original Agreement cannot reasonably be completed until after certain as yet unscheduled drainage improvements are completed east of Unser Boulevard in the drainage easement granted to the City of Albuquerque by the Bulk Land Plat of Sundance Estates recorded December 13, 2004, in Book 2004C, Page 385 of the records of the County Clerk, Bernalillo County, New Mexico;

THEREFORE, the Assignor, Assignee and the City agree:

1. Assignment: Assignor hereby assigns to Assignee all of Assignor's right, title and interest in and to the Original Agreement as amended. Assignee hereby accepts said assignment, and assumes the Original Agreement as amended, and all of the duties and obligations of Assignor hereunder. All references in the Original Agreement as amended to the Assignor as "Developer" or "Subdivider" are deleted and the Assignee is substituted hereafter. Assignee agrees that the terms and conditions of the Original Agreement as amended which previously applied to Assignor are hereby ratified and confirmed by, and made applicable to Assignee.

2. Financial Guarantee: With this Assignment and Amendment, Assignee has provided the City with the following Financial Guarantee:

Type of Financial Guaranty: Letter of Credit No. 20155
Amount: $175,325.03
Name of Financial Institution or Surety providing Guaranty: Los Alamos National Bank
Date City first able to call Guaranty: April 23, 2008
Construction Completion Deadline: April 23, 2008
If Guaranty other than a Bond, last day City able to call Guaranty is June 23, 2008
Additional Information: Unser Boulevard Paving & Storm Drain, being the arterial paving, curb and gutter, and 6' sidewalk located on Unser Boulevard east of the centerline of Unser to the east ROW line from Blue Feather Avenue to the south property line of Sundance Estates as shown on the Plat of Sundance Estates Unit 1 recorded June 28, 2006, at Book 2006C, Page 205 of the records of the County Clerk, Bernalillo County, New Mexico, and the 24" RCP storm drain located on the Unser crossing at the south property line from the centerline of Unser to the Unser east ROW line.

3. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Assignment and Amendment and the terms and conditions of the Original Agreement, in which case the terms and conditions of this Assignment to Original Agreement will control.

4. Entire Agreement: This Assignment and Amendment contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

5. Changes to Agreement: Changes to this Assignment and Amendment are not binding unless made in writing, signed by all parties.

6. Form not Changed: Assignor and Assignee agree that changes to this form are not binding unless initialed by both on this form.

7. Authority to Execute: If the Assignor signing below was not the prior owner of the subdivision, or the Assignee is not the present owner of the Subdivision, the true past and/or present owner(s) must execute and deliver to the City a Power of Attorney or other evidence of authority which is acceptable to the City, establishing the authority of the Assignor and/or Assignee to sign this Amendment.

Executed as of the date stated in the first paragraph of this Amendment.

ASSIGNOR:

Capital Alliance Investments, LLC

By (signature): _____
Name (printed): H. Griffin Pickard
Title: Managing Member
Date: 12/26/07

CITY OF ALBUQUERQUE:

By: _____
Richard Dourte, City Engineer

Date: 1-07-08

KGF 1/7/08

ASSIGNEE:

AmGo Properties, LLC

By (signature): _____
Name (printed): Pierre Amestoy, Jr.
Title: manager
Date: _____

and

By (signature): _____
Name (printed): Richard A. Gooding
Title: manager
Date: _____

ASSIGNOR'S NOTARY

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on January 24, 2007 by H. Griffin Pickard (name of person) managing member, (title or capacity, for instance, "President" or "Owner"), on behalf of Builders Investment Company of New Mexico, LTD. Co., a New Mexico limited liability company, and managing member of Capital Alliance Investments, LLC, a New Mexico limited liability company, on behalf of Capital Alliance Investments, LLC.

_____
Notary Public

My Commission Expires:

_____

OFFICIAL SEAL
DIANA STONEBERGER
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 09/13/2010

ASSIGNEE'S NOTARY

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on Jan 2, 2008 by Pierre Amestoy, Jr. (name of person) manager, (title or capacity, for instance, "President" or "Owner"), on behalf of AmGo Properties, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires:

OFFICIAL SEAL
DIANA STONEBERGER
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 09/13/2010

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on Jan 2, 2008 by Richard A. Gooding (name of person) manager, (title or capacity, for instance, "President" or "Owner"), on behalf of AmGo Properties, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires:

OFFICIAL SEAL
DIANA STONEBERGER
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 09/13/2010

CITY'S NOTARY

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 7th January, 2008 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of the municipal corporation.

Linda Evans
Notary Public

My Commission Expires:
October 7, 2008

00030138/ X:\RELU\SHARE\AGREKJC\assignment amendment to agrmnt to SIA.doc

LOS ALAMOS NATIONAL BANK – SANTA FE OFFICE

2009 Galisteo Street, Santa Fe, New Mexico 87505 / Telephone (505) 988-3200

Irrevocable Letter of Credit *No.* 20155

January 2, 2008

AMOUNT: $$175,325.03

Bruce Perlman, Ph.D.
Chief Administrative Officer
City of Albuquerque
PO Box1293
Albuquerque, NM 87103

RE: Letter of Credit for: AmGo Properties, LLC
City of Albuquerque Project No.: 7617.81
Project Name: Sundance Estates/Unser Boulevard Paving & Storm Drain

Dear Dr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of, AmGo Properties, LLC, Los Alamos National Bank in Los Alamos, New Mexico, has established an Irrevocable Letter of Credit in the sum of One Hundred Seventy Five Thousand Three Hundred and Twenty Five Dollars and Three Cents ($175,325.03) U. S. Currency Dollars ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires, AmGo Properties, LLC ("Subdivider") to provide for the installation of the improvements which must be constructed pursuant to Subdivision Improvements Agreement (Procedure B Modified Non-Work Order) dated June 23, 2006 and recorded in part June 26, 2006 in Book A119, Page 3571 of the records of the County Clerk, Bernalillo County, New Mexico, Project No. 7617.81 ("Project").

The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are more specifically identified in the Assignment And Amendment To Agreement To Construct Subdivision Improvements among Capital Alliance, LLC, the original subdivider, the City of Albuquerque and Subdivider, which was recorded on 1/8/08, 2008 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. NA, at pages NA to NA, as amended ("Agreement"). Document # 2008002359

A Draft or Drafts for any amount up to, but not in excess of One Hundred Seventy Five Thousand Three Hundred and Twenty Five Dollars and Three Cents ($175,325.03) U. S. Currency Dollars is/are available at sight at Los Alamos National Bank, 1200 Trinity Drive, Los Alamos, New Mexico 87544 between January 2, 2008 and June 23, 2008.

When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating: "1) AmGo Properties, LLC has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Drafts(s) will be duly honored upon presentation to the drawee if negotiated between April 23, 2008 and June 23, 2008.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 20155 of Los Alamos National Bank, Los Alamos, New Mexico, dated January 2, 2008 and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany

each draft and be attached to the draft which exhausts this credit. This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until the earlier of:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or

2. City notification of AmGo Properties, LLC's failure to comply with the terms of the Agreement, and payment by Certified Check from Los Alamos National Bank to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or

3. Expiration of the date June 23, 2008, or

4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 3:00 o'clock p.m., New Mexico time, June 23, 2008.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision) International Chamber of Commerce Publication No. 500.

Sincerely,

Brian McKelvey
Commercial Loan Officer

ACCEPTED:

CITY OF ALBUQUERQUE

By: _____
Chief Administrative Officer

Dated: 1-07-08

Rje 1/7/08

KELEHER & McLEOD, P.A.

ATTORNEYS AND COUNSELORS AT LAW
Established 1915

WILLIAM B. KELEHER
CHARLES A. PHARRIS
ARTHUR O. BEACH
THOMAS F. KELEHER
CLYDE F. WORTHEN
W. SPENCER REID
THOMAS C. BIRD
KURT WIHL
S. CHARLES ARCHULETA
TRACY J. AHR
SUSAN M. McCORMACK
DAVID W. PETERSON
SEAN OLIVAS
GARY J. VAN LUCHENE
KATHLEEN M. WILSON
ANASTASIA S. STEVENS
BENJAMIN F. FEUCHTER
MARY BEHM
MARIPOSA PADILLA SIVAGE

CHRISTA M. HAZLETT
LYNN E. MOSTOLLER
SPRING V. SCHOFIELD
JUSTIN B. BREEN
BRIAN C. WEDL
HARI-AMRIT KHALSA

Of Counsel:
MICHAEL L. KELEHER
ROBERT J. PEROVICH
JAMES L. RASMUSSEN
MARGARET A. FOSTER
RICHARD B. COLE
JEFFREY A. DAHL

W. A. KELEHER (1886-1972)
A. H. McLEOD (1902-1976)
JOHN B. TITTMANN (1907-1996)
RUSSELL MOORE (1931-2003)
MARGARET E. DAVIDSON (1950-2001)

Running Horses © Gray Mercer 1989

PO Box AA
Albuquerque, New Mexico 87103-1626
(505) 346-4646
FAX (505) 346-1370
www.keleher-law.com

James L. Rasmussen
Direct Dial: 346-9158
E-mail: jlr@keleher-law.com

January 4, 2008

Via Hand Delivery

Kevin Curran, Esq.
City of Albuquerque
600 Second Street NW, fourth floor
Albuquerque, NM 87102

Re: Assignment and Amendment to Agreement to Construct Subdivision Improvements
Capital Alliance/AmGo Properties transaction
Sundance Estates
City Project # 7617.81
Replacement Letter of Credit No. 20155

Dear Kevin:

Enclosed are the original:

1. Assignment and Amendment to Agreement to Construct Subdivision Improvements ("Assignment") in the form previously approved by the City, with the blanks completed by the title/escrow/closing agent, and bearing the acknowledged signatures of Assignor and Assignee; and

2. Los Alamos National Bank Irrevocable Letter of Credit No. 20155 dated January 2, 2008 in the amount of $175,325.03 ("LOC") in the form previously approved by the City, but with blanks remaining to be completed with the recording information for document no. 1 above.

Please have Richard Dourte sign the Assignment and date his signature where indicated and have it acknowledged. It can then be recorded and the recording information completed in the LOC. Though the blanks in the LOC call for book and page nos., if those are not

immediately available, the recording information could be completed with the document no. as was done with respect to the Special Warranty Deed described in the Assignment.

I need a copy of the fully executed Assignment before and after recording and of the LOC with the blanks completed. I will then be able to get copies to the Assignor and Assignee.

Thank you for your assistance in getting this done.

Very truly yours,

KELEHER & McLEOD, P.A.

By: James L. Rasmussen
James L. Rasmussen

cc. AmGo Properties, LLC c/o Pierre Amestoy and Tom Toevs
Capital Alliance Investments, LLC c/o Mike Marra and David Thuma
Los Alamos National Bank c/o Brian McKelvey

00033314

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B Modified Non-Work Order)
COA# 7617.81
AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 23RD day of June, 2006 by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is PO Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **CAPITAL ALLIANCE INVESTMENTS, LLC** ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] **A LIMITED LIABILITY COMPANY**, whose address is **6300 JEFFERSON STREET NE, ALBUQUERQUE, NM 87109** and whose telephone number is **505.828.1100**, 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 [describe:] **BULK LAND PLAT OF SUNDANCE ESTATES**, recorded on **DECEMBER 13**,20 **04** in the records of the Bernalillo County Clerk at Book **2004C**, Folio **385** (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:] **CAPITAL ALLIANCE INVESTEMENTS LLC** ("Owner").

2006093836
8481399
Page: 1 of 4
06/26/2006 03:05P
Bk-A119 Pg-3571
R 15.00
AGRE
Bern. Co.
Mary Herrera

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as **SUNDANCE ESTATES UNIT 1** 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 in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the **16TH** day of **SEPTEMBER**, 20 **06** ("Construction Completion Deadline"), at no cost to the City.

Note: To compute the Construction Completion Deadline: The Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Financial Guaranty. the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following Financial Guarantee:

Type of Financial Guaranty: **LETTER OF CREDIT #1661**
Amount: **$175,325.03**
Name of Financial Institution or Surety providing Guaranty:
LOS ALAMOS NATIONAL BANK
Date City first able to call Guaranty: **SEPTEMBER 16, 2006**
[Construction Completion Deadline]: **SEPTEMBER 16, 2006**
If Guaranty other than a Bond, last day City able to call Guaranty is:
NOVEMBER 16, 2007

Additional information: **UNSER BOULEVARD PAVING & STORM DRAIN**

4. Completion, Acceptance and Termination. Upon completion of the required infrastructure, the Subdivider shall notify the City Engineer and the Design Review Section of Public works Department. After the City Engineer approves the construction, the City will promptly release this Agreement and the Financial Guaranty.

5. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

7. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

2006093836
6481399
Page: 2 of 4
06/26/2006 03:05P
Maru Herrera Bern. Co. AGRE R 15.00 Bk-A119 Pg-3571

8. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

9. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

11. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

14. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

15. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.

16. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:
CAPITAL ALLIANCE INVESTMENTS LLC

By [Signature]: MARRA
Name: MIKE MARRA
Title: Authorized Agent
Dated: 6/7/06

CITY OF ALBUQUERQUE

City Engineer
Dated: 6-23-06

6-8-06

2006093836
84B1399
Page: 3 of 4
06/26/2006 03:05P
Bk-A119 Pg-3571
R 15.00
Bern. Co. AGRE
Mary Herrera

SUBDIVIDER'S NOTARY

STATE OF **NEW MEXICO**)
) ss.
COUNTY OF **BERNALILLO**)

This instrument was acknowledged before me on 7th day of June, 20 06 by [name of person:] Mike Marra, [title or capacity, for instance, "President" or "Owner":] Authorized Agent of [Subdivider:] **CAPITAL ALLIANCE INVESTMENTS LLC.**.

Keli D. Krueger
Notary Public

My Commission Expires:

March 6, 2010

OFFICIAL SEAL
KELI D. KRUEGER
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: March 6, 2010

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 23 day of June, 2006 by Richard Dourte, Director, Public Works Department, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Claire Senova
Notary Public

My Commission Expires:

7.30.08

OFFICIAL SEAL
CLAIRE SENOVA
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 7.30.08

2006093836
6481399
Page: 4 of 4
06/26/2006 03:05P
Bk-A119 Pg-3571
Mary Herrera Bern. Co. AGRE R 15.00

MANAGEMENT AUTHORIZATION

The undersigned, being all of the members of CAPITAL ALLIANCE INVESTMENTS, LLC, a New Mexico limited liability company (the "Company"), represent, warrant and covenant that:

1. The Company is a limited liability company, formed and existing under the law of the state of New Mexico.

2. Any person, when dealing with any one of the Authorized Agents, named below, and authorized to act for the Company, (a) shall be entitled to accept the representations of the Authorized Agent, acting alone, that the purpose of exercising the authority herein given is within the scope of the business of the Company; (b) shall be under no obligation to make any inquiries in order to verify or confirm the Authorized Agent's authority; and (c) shall in no way be responsible any of the acts taken by the Authorized Agent by virtue of the authority herein given.

3. H. GRIFFIN PICKARD, JR., JEFFREY WATSON or MICHAEL L. MARRA (hereafter "Authorized Agent") are each separately authorized, empowered and directed to take all action on behalf of the Company that may necessary or required in the pursuance of the purposes and powers of and the management of the Company. The Authorized Agents are granted, without limitation, the right, power and authority to:

(a) execute such documents as the Authorized Agent may deem necessary or desirable for Company purposes, including but not limited to contracts, deeds, conveyances, documents concerning loans and including documents concerning Company bank accounts and other Company assets and activities;

(b) sell, assign, convey, lease, mortgage, or otherwise dispose of or deal with all or any part of the Company assets, including the execution, modification or amendment of agreements entered into by the Company;

(c) borrow money, upon any terms and conditions (including the subordination of such loans), grant mortgages and security interests in assets of the Company to secure indebtedness or other obligations of the Company or others, and guarantee indebtedness or obligations of others;

(d) perform or cause to be performed all of the Company's obligations under any agreement to which the Company is a party; and

(e) sign checks on Company accounts, grant powers of attorney to one or more persons, firms, or corporations with respect to the Company bank accounts, and execute and/or accept any instrument or agreement or power of attorney, incident to or connected with the Company business and in furtherance of its purposes (and any such

instrument or agreement or power of attorney so executed or accepted by the Members in its name shall be deemed executed and accepted on behalf of the Company by the Members).

(a) to borrow the Loan from Lender, for and in the name of Company, and on such terms as may be agreed to by Authorized Agent; (b) to execute in Company's name for such moneys so borrowed, credits extended and interest, any notes, drafts, guaranties, applications for letters of credit and agreements of any type as evidence thereof.

4. The authority herein confirmed shall be retroactive and any and all acts authorized hereunder performed prior to the date hereof are hereby approved and ratified.

5. This Authorization shall remain in full force and effect until revoked and until any person acting in reliance hereof shall actually receive written notice of its revocation and discontinuance.

6. The undersigned hereby certify that they are all of the Members of the Company.

IN WITNESS WHEREOF this instrument is hereby executed this 22nd day of December, 2004

MEMBERS:

BUILDERS INVESTMENT COMPANY
OF NEW MEXICO, LTD. CO.

By:_____
Name: H. Griff Pickard, Jr.
Title: Authorized Agent

THE GOODING FAMILY LIMITED PARTNERSHIP

By:_____
Name: Richard Gooding
Title: General Partner

_____
Pierre Amestoy

_____
Coleman Travelstead

Project Number: 761781

FIGURE 12

Date Submitted: 5/24/06
Date Site Plan Approved:
Date Preliminary Plat Approved: 5/24/06
Date Preliminary Plat Expires: 5/24/07
DRB Project No.: 1002632
DRB Application No.: 06DRB-00559

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-06)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

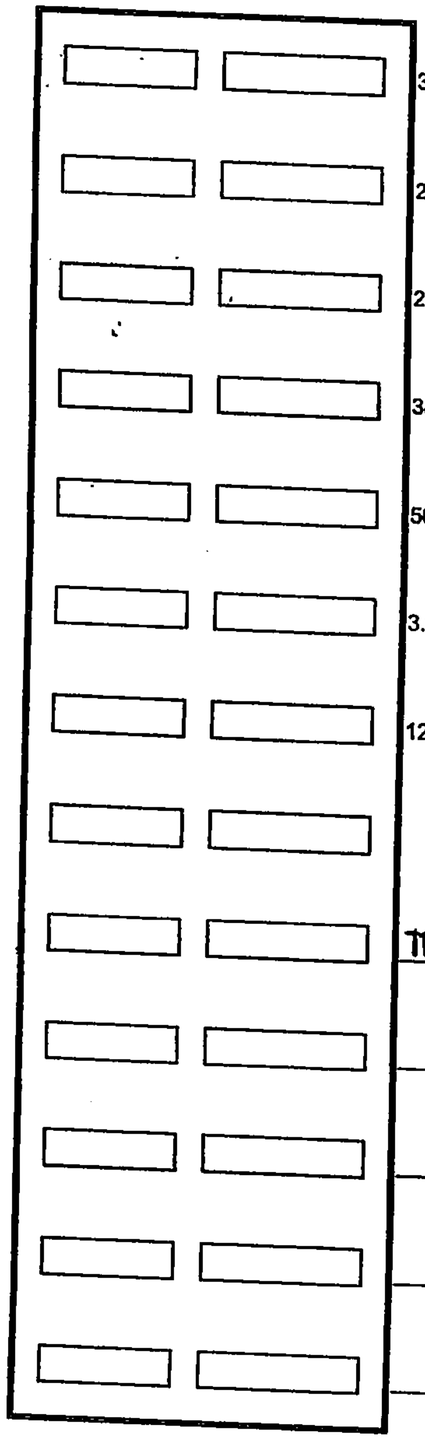
SUNDANCE ESTATES PHASE 1
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS 4, 5 & 6, SUNDANCE ESTATES
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

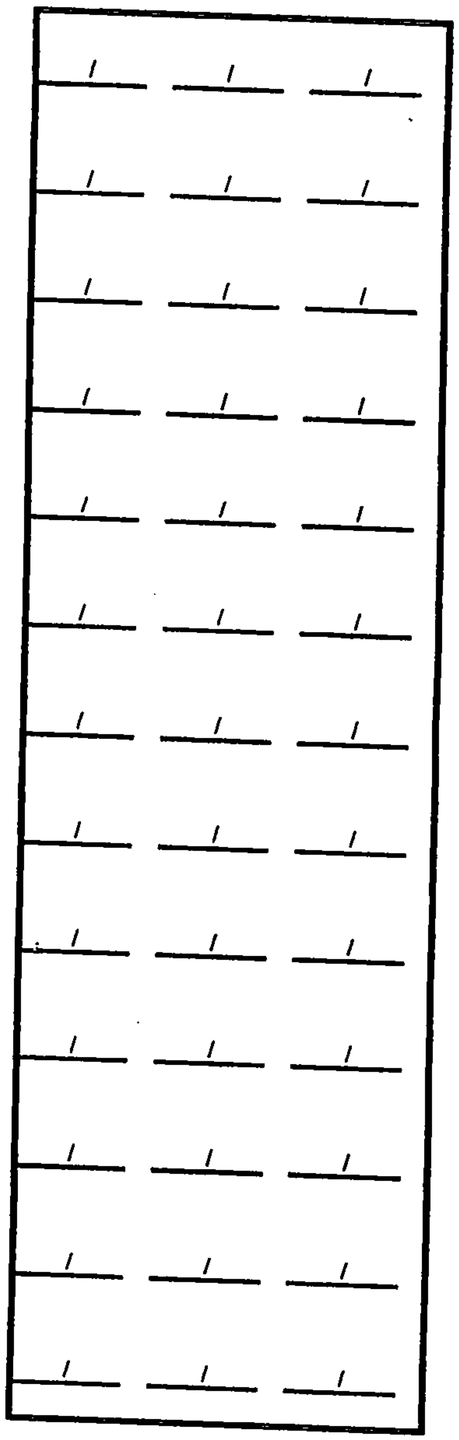
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Jacks Creek Drive	Sundancer Drive	Blue Feather Ave.	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Red River Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Balk Eagle Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Cache Creek Drive	Blue Feather Ave.	South End	/	/	/
		28' F-F	Residential Paving Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Red River Court	Red River Rd.	North End	/	/	/
		38' F-F	Arterial Paving, Curb & Gutter * — ONE CCIP LIST SEE LAST PAGE 6' Sidewalk (East Side)	Unser Blvd.	Blue Feather Ave.	North Property Line	/	/	/
		24' F-E	Residential Paving Curb & Gutter (West Side) 6' Sidewalks (West Side)	Lyon Blvd.	Blue Feather Ave.	North Property Line	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		32' F-F	Residential Paving 4' Sidewalks (Both Sides) -Deferred	Blue Feather Avenue	Sun Dancer Drive	Lyon Boulevard	/	/	/
		24' E-E	Temporary Paving	Unser Blvd.	North Property Line	Paradise Blvd.	/	/	/
		8"	SAS Gravity Line	Jacks Creek Drive	Sundancer Drive	Blue Feather Ave.	/	/	/
		8"	SAS Gravity Line	Red River Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	SAS Gravity Line	Balk Eagle Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	SAS Gravity Line	Cache Creek Drive	Blue Feather Ave.	South End	/	/	/
		8"	SAS Gravity Line	Red River Court	Red River Rd.	North End	/	/	/
		8"	SAS Gravity Line	Lyon Blvd.	Blue Feather Ave.	Lilianthal Rd.	/	/	/
		6	SAS Force Main	Lilianthal Rd.	Lyon Blvd.	Justin Rd.	/	/	/
		8"	SAS Gravity Line	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Jacks Creek Rd.	Sundancer Drive	Blue Feather Ave.	/	/	/
		8"	Water PVC Line	Red River Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Balk Eagle Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Cache Creek Drive	Blue Feather Ave.	South End	/	/	/
		8"	Water PVC Line	Red River Court	Red River Rd.	North End	/	/	/
		8"	Water PVC Line	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	/	/	/



30"	RCP Storm Sewer	Detention Pond Outfall	Detention Pond	South Property Line
2.5 Ac-Ft	Permanent Detention Pond	Tract A	Blue Feather Ave.	South Property Line
24"	RCP Storm Sewer (Deferred)	Unser Crossing @ South Property Line	Centerline of Unser	Unser East R.O.W Line
38' F-F	Arterial Paving, Curb & Gutter (Deferred) 6' Sidewalk (East Side)(Deferred)	Unser Blvd.	Blue Feather Ave.	South Property Line
50' F-F	Residential Paving 4' Sidewalks (Both Sides) -Deferred	Blue Feather Avenue	Unser Boulevard	Sun Dancer Drive
3.0 Ac-Ft	Temporary Retention Pond w/ Agreement and Covenant	Tract 6-A @ Unser		
12"	Water PVC Line	Unser Blvd.	Blue Feather Ave.	Paradise Blvd.
	Scour Wall	Tract 6-A Back of Lots 143 thru 147		

TRAFFIC SIGNAL MODIFICATIONS UNSER BLVD / PARADISE BLVD



The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		38' F-F	156ft Right-of-way, Arterial Paving, Curb & Gutter 6' Sidewalk (East Side)	Unser Blvd.	South Property Line	North Property Line	/	/	/
		~~5.0 Ac-Ft~~	~~PERMANENT Temporary Retention Pond. w/ Agreement and Covenant~~	~~Tract 6-A @ Unser~~			/	/	/

Approval of Creditable Items: Jack Cloud 5-24-06
Impact Fee Admistrator Signature Date

Approval of Creditable Items:
City User Dept. Signature Date

NOTES

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

Street lights per DPM are required.

1. Water infrastructure to include valves, fittings, valve boxes& fire hydrants as required
2. Sanitary sewer to include manholes and service connections as required.
3. Residential street lights per DPM
4. Certified grading and drainge with private walls & private drainage (non-work order item) required for SIA/ Financial Release.
5. Perimeter Walls per DPM approved perimeter wall Design
6. Wall & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees
7. SIGNING PER DRC

AGENT / OWNER

VINCENT CARRICA
NAME (print)

TIERRA WEST LLC
FIRM

5-18-06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date 5/24/06

Christina Sandoval 5/24/06
PARKS & GENERAL RECREATION - date

5-24-06
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

William J. Baker 5/24/06
UTILITY DEVELOPMENT - date

5-18-06
NMUI - date

Bradley L. Bingham 5/24/06
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)

FINANCIAL GUARANTY AMOUNT

10/24/2005

Type of Estimate: SIA Procedure - B - Modified w/F.G.

Project Description:

Project ID #: 761781, Sundance EstatesSubd.(ParagonProprties), Phase/I

Requested By: **Ronald Bohannan, P.E. - Tierra West, LLC**

Approved estimate amount:		$113,488.34
Contingency Amount:	10.00%	$11,348.83
Subtotal:		$124,837.17
NMGRT	6.75%	$8,426.51
Subtotal:		$133,263.68
Engineering Fee	3.25% should be 6.620	$4,331.07
Testing Fee	2.00%	$2,665.27
Subotal:		$140,260.02
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$175,325.03**

APPROVAL: DATE:

10/24/05

Notes: 10% Contingency, project not yet approved

Los Alamos
NATIONAL BANK
Smart Banking.

AMENDMENT NO. 1
IRREVOCABLE LETTER OF CREDIT #1661

May 31, 2006

City of Albuquerque
Attn: Mr. Bruce J. Perlman,
Chief Administrative Officer
PO Box 1293
Albuquerque, New Mexico 87103

Re: Irrevocable Letter of Credit #1661
Dated November 16, 2005: Capital Alliance Investments, LLC
Project Name: Sundance Estates Unit 1/Unser Boulevard Paving & Storm Drain

Dear Mr. Perlmen:

We hereby amend the referenced Irrevocable Letter of Credit in the following manner:

To reflect changes made to the Subdivision Improvements Agreement-Public and/or Private (Procedure B Modified Non-Work Order), CAO # 7617.81 as per the City of Albuquerque and to modify the recording information of said agreement as follows:

The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 6-26, 2006 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A119 at Pages 3571 as amended ("Agreement").

All other terms and conditions of the Irrevocable Letter of Credit shall remain unchanged.

Sincerely,

Danette Clark, Administrative Officer
DBC/TMM

EMAIL: lanb@lanb.com WEB: www.lanb.com

LOS ALAMOS OFFICE
1200 Trinity Drive
P. O. Box 60
Los Alamos, NM 87544
TELEPHONE: 505.662.5171
FACSIMILE: 505.662.0329

WHITE ROCK OFFICE
77 Rover Boulevard
White Rock, NM 87544
TELEPHONE: 505.672.3853
FACSIMILE: 505.672.9128

SANTA FE DOWNTOWN OFFICE
301 Griffin Street
Santa Fe, NM 87501
TELEPHONE: 505.954.5400
FACSIMILE: 505.954.5499

SANTA FE GALISTEO OFFICE
2009 Galisteo Street
Santa Fe, NM 87505
TELEPHONE: 505.988.3200
FACSIMILE: 505.988.3222

LOS ALAMOS NATIONAL BANK

Post Office Box 60, Los Alamos, New Mexico 87544 / Telephone (505) 662-5171

Irrevocable Letter of Credit *No.* 1661

November 16, 2005

AMOUNT: $175,325.03

City of Albuquerque
New Mexico
PO Box 1293
One Civic Plaza
Albuquerque, NM 87103

RE: Letter of Credit for: Capital Alliance Investments, LLC
City of Albuquerque Project No.: 7617.81
Project Name: Sundance Estates Unit 1/Unser Boulevard Paving & Storm Drain

To Whom It May Concern:

This letter is to advise the City of Albuquerque ("City") that, at the request of, Capital Alliance Investments, LLC, Los Alamos National Bank in Los Alamos, New Mexico, has established an Irrevocable Letter of Credit in the sum of One Hundered Seventy Five Thousand Three Hundred and Twenty Five Dollars and Three Cents ($175,325.03) U. S. Currency Dollars ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires, Capital Alliance Investments, LLC ("Subdivider") to provide for the installation of the improvements which must be constructed at Bulk Land Plat of Sundance Estates Project No. 7617.81 ("Project").

The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 3/3, 2006 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A113, at Pages 1321 as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of One Hundered Seventy Five Thousand Three Hundred and Twenty Five Dollars and Three Cents ($175,325.03) U. S. Currency Dollars is/are available at sight at Los Alamos National Bank, 1200 Trinity Drive, Los Alamos, New Mexico 87544 until November 16, 2006.

When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating: "1) Capital Alliance Investments, LLC has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Drafts(s) will be duly honored upon presentation to the drawee if negotiated until November 16, 2006.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 1661 of Los Alamos National Bank, Los Alamos, New Mexico, dated November 16, 2005 and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or

2. City notification of Capital Alliance Investments, LLC failure to comply with the terms of the Agreement, and payment by Certified Check from Los Alamos National Bank to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or

3. Expiration of the date November 16, 2006, or

4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 3:00 o'clock p.m., New Mexico time, November 16, 2006.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision) International Chamber of Commerce Publication No. 500.

Sincerely,

Elizabeth J. Cavasos
Vice President

ACCEPTED:

CITY OF ALBUQUERQUE

By: _____
Chief Administrative Officer

Dated: 2-28-06

KJL 2/27/06

2-20-06

DEVELOPER INQUIRY SHEET
(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: **(505) 924-3913** – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at **(505) 924-3914. Your Developer Inquiry is for the following:**

Cell Tower Submittal: [ ] Free-Standing Tower -OR- [ ] Concealed Tower

[ ] EPC Submittal [X] DRB Submittal [ ] LUCC Submittal [ ] Liquor Submittal

[ ] Administrative Amendments (AA's) Submittal [ ] City Project Submittal

CONTACT NAME: **Keli Krueger**

COMPANY NAME: **Tierra West LLC**

ADDRESS/ZIP: **5571 Midway Park Place NE Albuquerque, NM 87109**

PHONE: **505-858-3100** FAX: **505-858-1118**

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

Tract 3, Bulk Land Plat of Sundance Estates

LEGAL DESCRIPTION

LOCATED ON **Unser Blvd. NW**

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN **Paradise Blvd. NW** AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

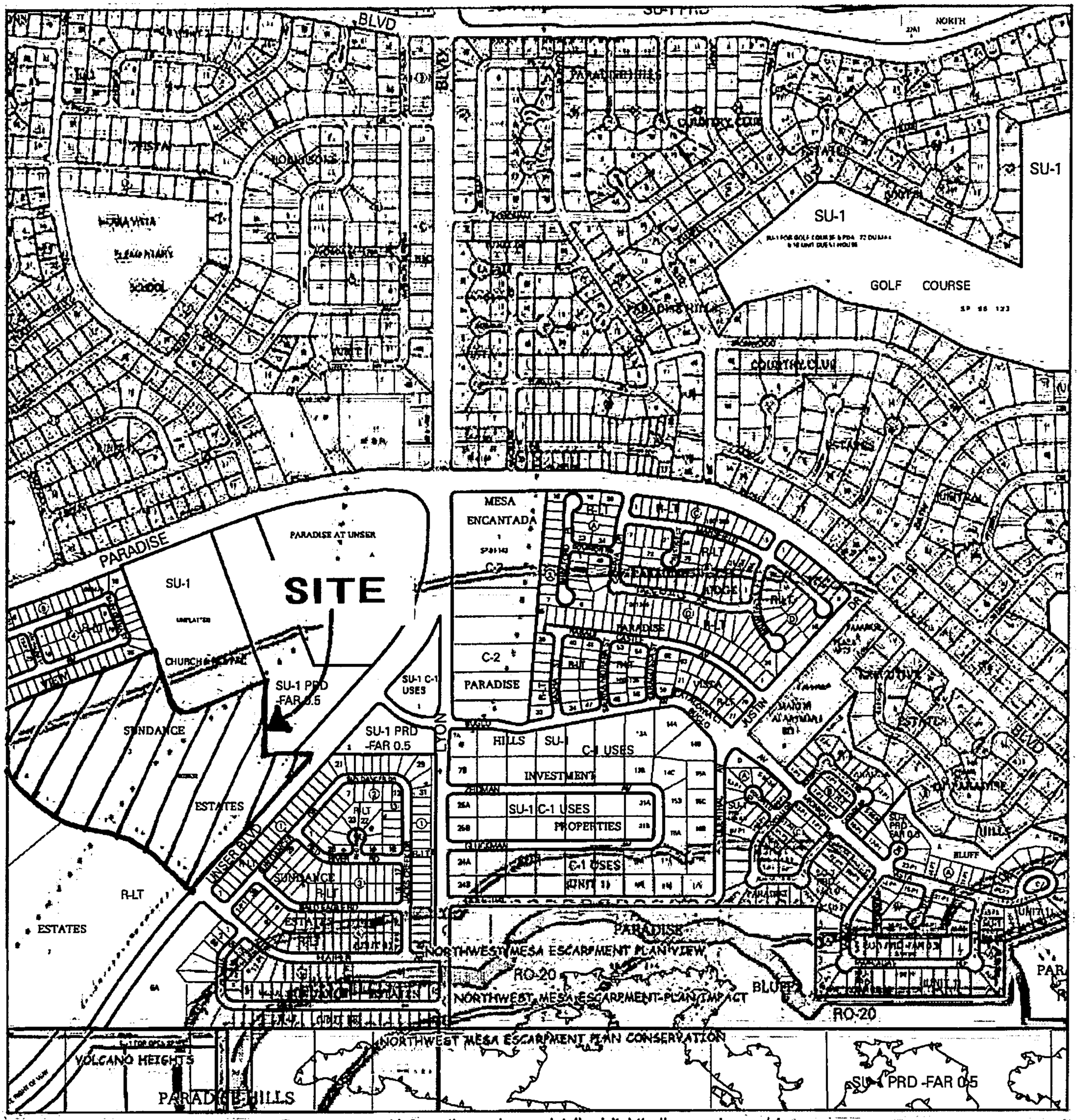
Paseo Del Norte NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (**B-10 & B11**).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

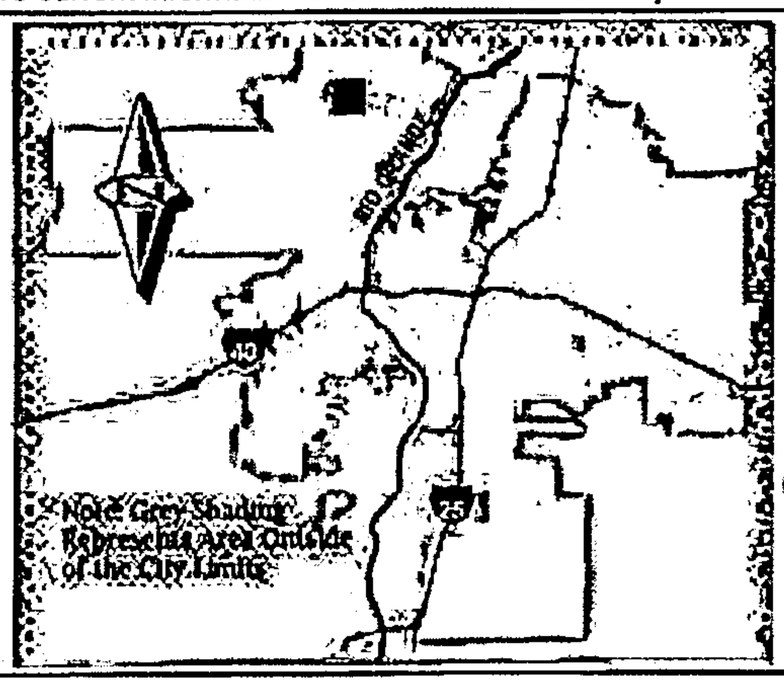
(Zone Map MUST be provided with request)



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 3/10/2009



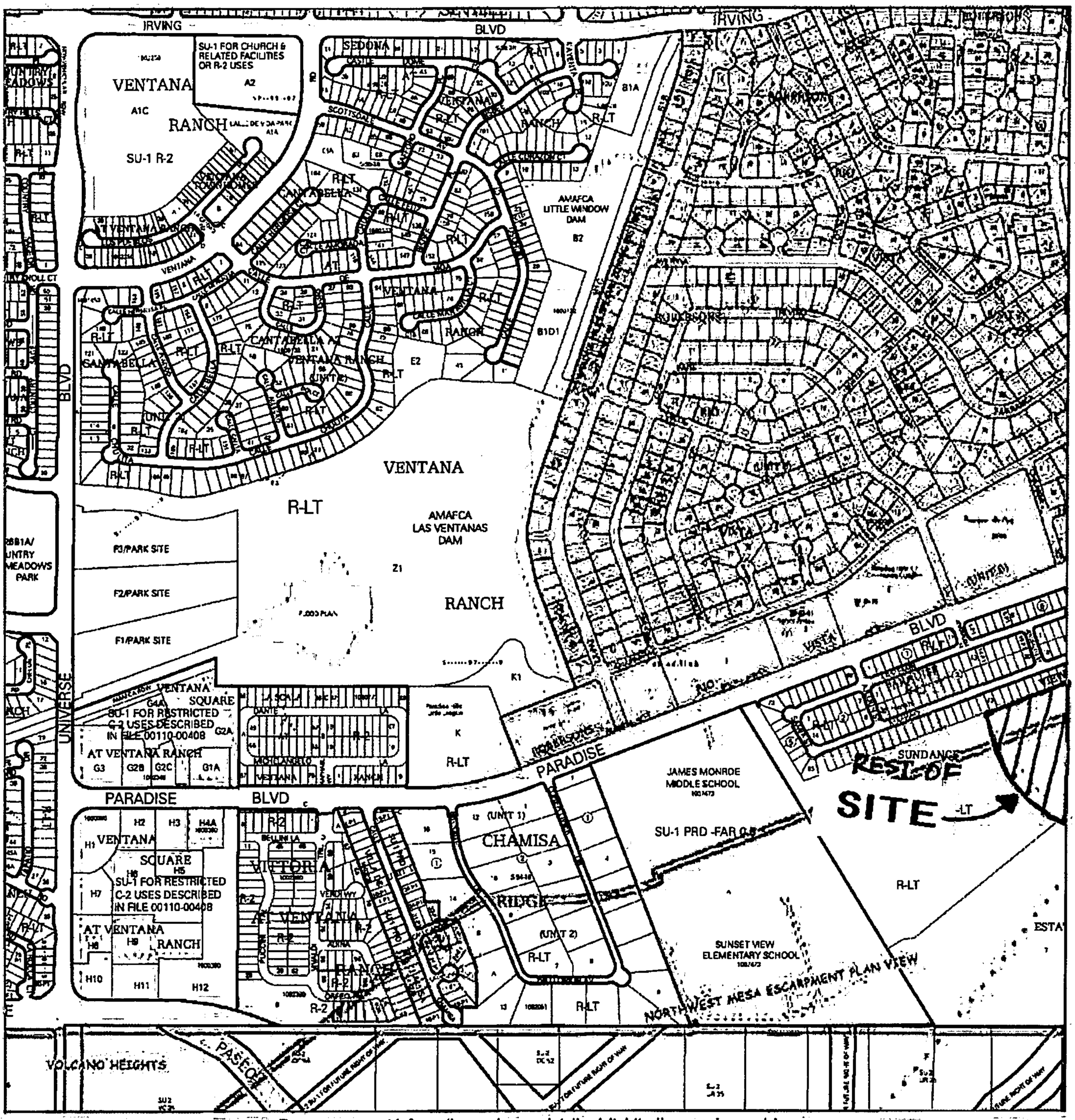
Zone Atlas Page:

B-11-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

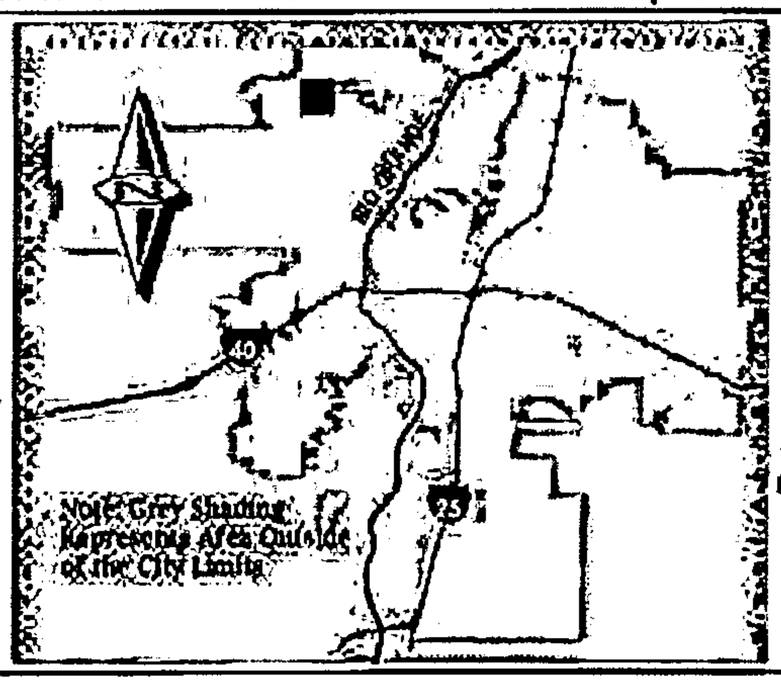
0 750 1,500 Feet



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

B-10-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 — 750 — 1,500 Feet

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

January 24, 2011

Keli Krueger
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118
E-mail: KKrueger@tierrawestllc.com

Dear Keli:

Thank you for your inquiry of **January 24, 2011**requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACT 3, BULK LAND PLAT OF SUNDANCE ESTATES, LOCATED ON UNSER BOULEVARD NW BETWEEN PARADISE BOULEVARD NW AND PASEO DEL NORTE NW** zone map **B-10-11.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

PARADISE HILLS CIVIC ASSOC. "R"
Thornton Schwenk
5125 Russell Dr. NW/87114 459-9543 (c)
Tom Anderson
10013 Plunkett Dr. NW/87114 897-2593 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** 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) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER 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 neighborhood and/or homeowner 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 describes 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.
   d) 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.

Information from the Office of Neighborhood Coordination

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] **ONC's "Official" Letter to the applicant *(if there are associations).* A copy must be submitted with application packet -OR-**

[ ] The ONC "Official" Letter *(if there are no associations).* A copy must be submitted with application packet.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

[X] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

****

(below this line for ONC use only)

Date of Inquiry: **01/24/11** Time Entered: **1:35 p.m.** ONC Rep. Initials: **siw**

7009 2820 0000 7580 1076

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

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ CPU
Certified Fee	CPU 2.88
Return Receipt Fee (Endorsement Required)	JAN 25 2011 2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.54

Postmark Here

PERFECTLY LEGAL ALBUQUERQUE, NM 87109

Sent To: Thornton Schwenk
Street, Apt. No.; or PO Box No.: Paradise Hills Civic Assoc.
City, State, ZIP+4: 5125 Russell Dr. NW
Albuquerque, NM 87114

PS Form 3800, August 2006 — Instructions

7009 2820 0000 7580 1052

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

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ CPU
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	JAN 25 2011 2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.54

Postmark Here

PERFECTLY LEGAL ALBUQUERQUE, NM 87109

Sent To: Tom Anderson
Street, Apt. No.; or PO Box No.: Paradise Hills Civic Assoc.
City, State, ZIP+4: 10013 Plunkett Dr. NW
Albuquerque, NM 87114

PS Form 3800, August 2006 — See Reverse for Instructions

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

		SUBDIVISION	
___		Major Subdivision action	
___		Minor Subdivision action	
___		Vacation	
___	**V**	Variance (Non-Zoning)	
		SITE DEVELOPMENT PLAN	
___		for Subdivision	
___		for Building Permit	
___		Administrative Amendment (AA)	
___		IP Master Development Plan	
___		Cert. of Appropriateness (LUCC)	
		STORM DRAINAGE (Form D)	
___		Storm Drainage Cost Allocation Plan	
S	**Z**	**ZONING & PLANNING**	
	___	Annexation	
	___	County Submittal	
	___	EPC Submittal	
	___	Zone Map Amendment (Establish or Change Zoning)	
P	___	Sector Plan **(Phase I, II, III)**	
	___	Amendment to Sector, Area, Facility or Comprehensive Plan	
	___	Text Amendment (Zoning Code/Sub Regs)	
D	___	Street Name Change (Local & Collector)	
L	**A**	**APPEAL / PROTEST of...**	
	___	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.

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100

ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

APPLICANT: AmGo Properties LLC PHONE: 505-822-0044

ADDRESS: 4461 Irving Blvd. NW FAX:

CITY: Albuquerque STATE NM ZIP 87114 E-MAIL:

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

DESCRIPTION OF REQUEST: Sketch Plat review

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

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

Lot or Tract No. Tracts 2, 3 & 7 Block: Unit:

Subdiv/Addn/TBKA: Bulk Land Plat of Sundance Estates

Existing Zoning: R-LT Proposed zoning: No Change MRGCD Map No

Zone Atlas page(s): B-10 & B-11 UPC Code: 101106504912830304/101006552005140725
101006545911040726

CASE HISTORY:

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

#1002632

CASE INFORMATION:

Within city limits? _X_ Yes Within 1000FT of a landfill? No

No. of **existing** lots: 3 No. of **proposed** lots: 353 Total area of site (acres): +/- 74.1

LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd. NW

Between: Paradise Blvd. NW and Paseo del Norte NW

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

SIGNATURE DATE 2-8-11

(Print) Ronald R. Bohannan, P.E. Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☐	**INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
☒	All checklists are complete	11DRB - - 70032	SK		$ 0
☒	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 Feb. 16, 2011			$ 0

2-28-11
Planner signature / date

Project # 1002632

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

- X Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X List any original and/or related file numbers on the cover application

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

- __ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- __ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Letter of authorization from the property owner if application is submitted by an agent
- __ Copy of the document delegating approval authority to the DRB
- __ Completed Site Plan for Subdivision Checklist
- __ Infrastructure List, if relevant to the site plan
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) Maximum Size: 24" x 36"**

- __ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- __ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
- __ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
- __ Solid Waste Management Department signature on Site Plan
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Letter of authorization from the property owner if application is submitted by an agent
- __ Infrastructure List, if relevant to the site plan
- __ Completed Site Plan for Building Permit Checklist
- __ Copy of Site Plan with Fire Marshal's stamp
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36"**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"**

- __ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Letter of authorization from the property owner if application is submitted by an agent
- __ Infrastructure List, if relevant to the site plan
- __ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**

☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

- __ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Solid Waste Management Department signature on Site Plan for Building Permit
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
- __ Infrastructure List, if relevant to the site plan
- __ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- __ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **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.

Ronald R. Bohannan, P.E.
Applicant name (print)

Applicant signature / date

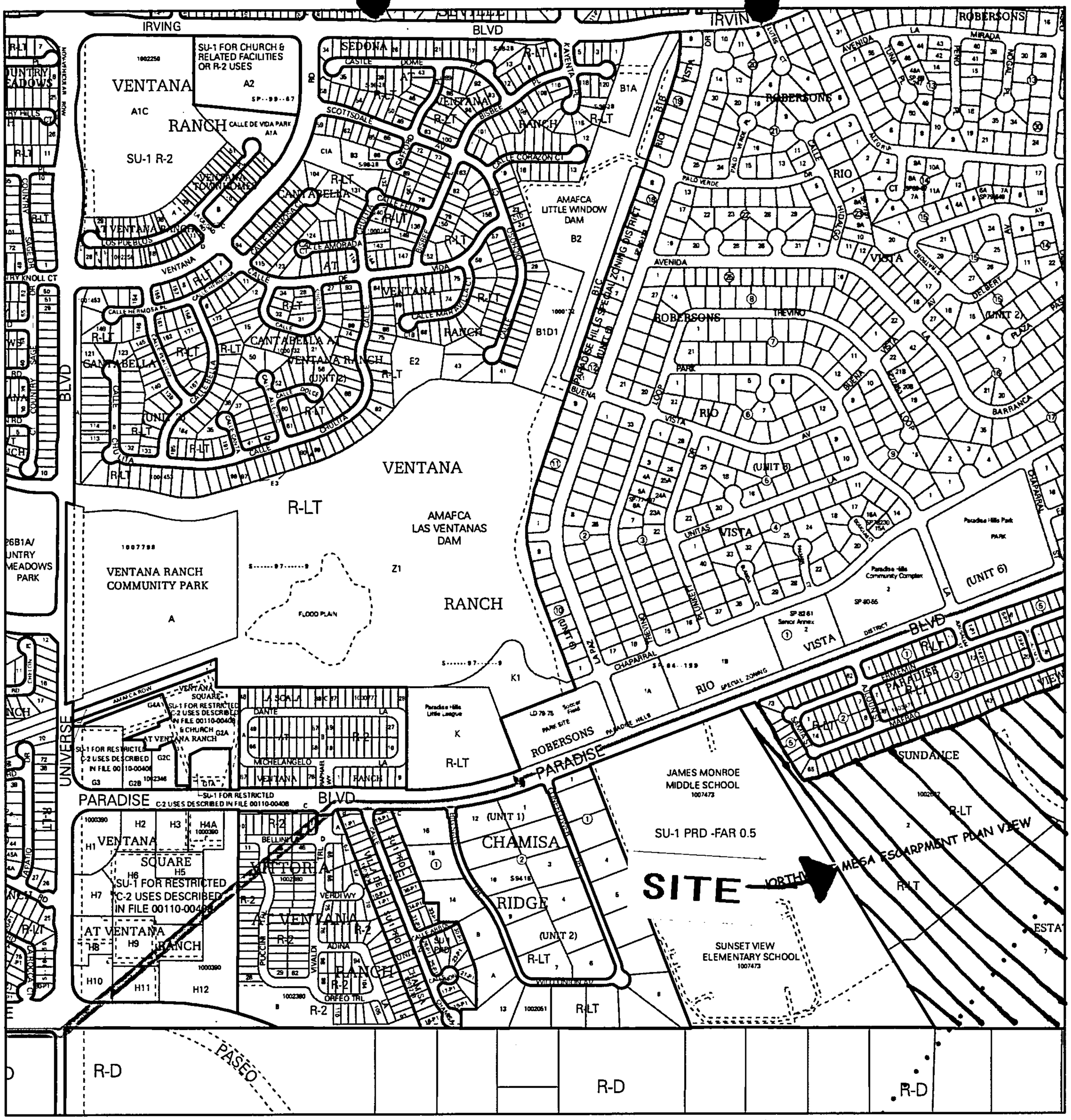
Form revised **October 2007**

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

Application case numbers
11DRB - _____ - 70232
_____ - _____ - _____
_____ - _____ - _____

2-8-11
Planner signature / date

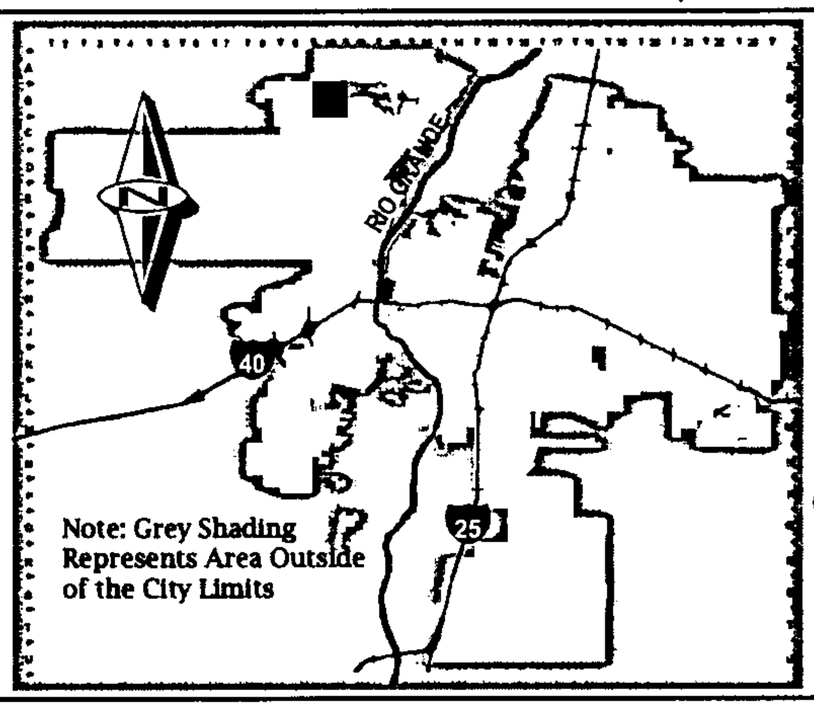
Project # 1002632



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

B-10-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

For more current information and more details visit: http://www.cabq.gov/gis

CITY OF ALBUQUERQUE

AGIS

Albuquerque Geographic Information System

Map amended through: 2/4/2010

Zone Atlas Page:

B-11-Z

Selected Symbols

SECTOR PLANS
Escarpment
Design Overlay Zones
2 Mile Airport Zone
City Historic Zones
Airport Noise Contours
H-1 Buffer Zone
Wall Overlay Zone
Petroglyph Mon.

0 750 1,500 Feet

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

February 8, 2011

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Sketch Plat Review
The Boulders Subdivision
Zone Atlas Page B-10 & B-11

Dear Mr. Cloud:

Tierra West LLC on behalf of AmGo Properties LLC, requests review and comments on the Sketch Plat for the above-referenced site. The site is currently undeveloped and comprises Tracts 2, 3, & 7 Sundance Estates. The proposed development includes 353 lots, which will be developed in three phases.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Vincent Carrica, P.E.

Enclosure/s

cc: Pierre Amestoy

JN: 2011005
VC/kdk

2011: 2011005 Jack Cloud Sketch Plat 02-08-11

R-10-103

CITY OF ALBUQUERQUE

Albuquerque, New Mexico

Planning Department

Mayor Richard J. Berry

INTER-OFFICE MEMORANDUM **June 2, 2010**

TO: Ken Sanchez, President, City Council

FROM: Deborah L. Stover, Planning Department Director

SUBJECT: **Project# 1002632**

10DRB-70126 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

TIERRA WEST LLC agent(s) for AMGO PROPERTIES LLC request(s) the referenced/above action(s) for all or a portion of **SUNDANCE ESTATES** zoned R-LT, located on UNSER BLVD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 26.5327 acre(s). (B-10, B-11).

This extension of a Subdivision Improvement Agreement (SIA) involves improvments for a little more than 750 linear feet of Unser Boulevard NW adjacent to Sundance Estates; the Subdivision Ordinance requires that this extension be reviewed and approved by the City Council [§ 14-14-5-3(C)(4)]. The Development Review Board (DRB) heard this request on June 2, 2010 and found it to comply with Subsections (C)(1) written agreement from the Department of Municipal Development on the last page of this report,(C)(2) Air Quality Division of Environmental Health review on the next to last page, and thus compliance with Subsection (C)(3). The DRB recommends approval of the request with conditions

The extension would not hinder or conflict with future planning or policies, but rather would allow the applicants to coordinate the construction of these roadway improvments with a City project for adjacent Uhser right of way. Thus the extension would also not be injurious to the public safety, health or welfare, nor to adjacent property, the neighborhood or the community.

The Planning Department has no additional evidence for the record.

APPROVED:

Jack Cloud, Chair
Development Review Board
Planning Department

TABLE OF CONTENTS

10DRB-70126
Project #1002632

PAGE (S)

DEVELOPMENT REVIEW BOARD NOTIFICATION OF DECISION.....1 - 2

DEVELOPMENT REVIEW BOARD PACKET.....3 - 21

DEVELOPMENT REVIEW BOARD REPORT.....22 - 24

R-10-103

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 2, 2010

Project# 1002632

10DRB-70126 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

TIERRA WEST LLC agent(s) for AMGO PROPERTIES LLC request(s) the referenced/above action(s) for all or a portion of **SUNDANCE ESTATES** zoned R-LT, located on UNSER BLVD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 26.5327 acre(s). (B-10, B-11) *[Deferred from 5/12/10, 5/26/10]*

At the June 2, 2010 meeting, the Development Review Board made a determination to recommend approval of the referenced extension of the Subdivision Improvements Agreement to City Council. The extension should be coordinated with the Department of Municipal Development's requirements, to allow for construction to begin by January 1, 2011 and completion by April 1, 2011.

PROTEST: IT I S NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB's DECISION, WHICH IS BY June 17, 2010.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest 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 protest.

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

Jack Cloud, AICP, DRB Chair

Cc: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109
Cc: AmGo Properties LLC – 4461 Irving Blvd NW – Albuquerque, NM 87114
Marilyn Maldonado
file

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	**S**	**Z**	**ZONING & PLANNING**
X Major Subdivision action			____ Annexation
____ Minor Subdivision action			____ County Submittal
____ Vacation	**V**		____ EPC Submittal
____ Variance (Non-Zoning)			____ Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	**P**		____ Sector Plan **(Phase I, II, III)**
____ for Subdivision			____ Amendment to Sector, Area, Facility or Comprehensive Plan
____ for Building Permit			
____ Administrative Amendment (AA)			____ Text Amendment (Zoning Code/Sub Regs)
____ IP Master Development Plan	**D**		____ Street Name Change (Local & Collector)
____ Cert. of Appropriateness (LUCC)	**L**	**A**	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
____ Storm Drainage Cost Allocation Plan			

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.

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100

ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

APPLICANT: AmGo Properties LLC PHONE: 505-822-0044

ADDRESS: 4461 Irving Blvd. NW FAX: 505-821-7468

CITY: Albuquerque STATE NM ZIP 87114 E-MAIL:

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

DESCRIPTION OF REQUEST: Extension of Subdivision Improvements Agreement

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

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

Lot or Tract No. Block: Unit:

Subdiv/Addn/TBKA: Sundance Estates Unit 1

Existing Zoning: R-LT Proposed zoning: Same MRGCD Map No

Zone Atlas page(s): B-10 & B-11 UPC Code: 101106507203930302

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): #1002632

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No

No. of **existing** lots: 1 No. of **proposed** lots: 1 Total area of site (acres): +/-26.5327

LOCATION OF PROPERTY BY STREETS: On or Near: Unser Boulevard NW

Between: Paradise Boulevard NW and Paseo Del Norte

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

SIGNATURE DATE 5/24/10

(Print) Ronald R. Bohannan, P.E. Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☐ **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
____-____-____	____	____	$____
____-____-____	____	____	$____
____-____-____	____	____	$____
____-____-____	____	____	$____
____-____-____	____	____	$____
			Total
Hearing date ____			$____

Project # 1002632

Planner signature / date

gw

R-10-103

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

May 24, 2010

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Extension of Subdivision Improvements Agreement
Sundance Estates Unit 1
Project # 1002484
Zone Atlas Page C-18

Dear Mr. Cloud:

Tierra West LLC, on behalf of AmGo Properties LLC, requests approval of a two-year extension of the Subdivision Improvements Agreement Procedure B Modified Non-Work Order for the above-referenced site. The improvements specified in this Subdivision Improvements Agreement were originally deferred, scheduled to coincide with future development. Sundance Estates Unit 1 is currently only partially built-out, with approximately 42 lots vacant. The site is zoned R-LT, and contains approximately 32.2706 +/- acres.

This project originally consisted of three Subdivision Improvements Agreements – a Procedure B, a Sidewalk Deferral Agreement and the Procedure B Modified Non-Work Order (for Unser Boulevard improvements from Blue Feather Avenue NW to the South Property Line of the development). The Procedure B Modified Non-Work Order is the subject of this extension request. The Procedure B Modified Non Work-Order, for the previously mention section of Unser Boulevard improvements, and its accompanying financial guarantee were assumed from the original developer, Capital Alliance Investments, by AmGo Properties LLC in January of 2008. Please see the attached executed City of Albuquerque Assignment and Amendment to Agreement to Construct Subdivision Improvements.

Currently, construction of Phase 1 is not complete, with the construction of Lyon Boulevard, pond improvements and some repair work interior to the subdivision noted during walk-thru's with City personnel as outstanding items. These items were part of the Procedure B Subdivision Improvements Agreement with the original developer, Capital Alliance Investments. Also not complete is the modification of a drainage outfall structure into the Petroglyph National Monument, which was specified in a settlement agreement between the City of Albuquerque and Capital Alliance Investments, the original developer. That outfall structure is not listed on the approved Infrastructure List or Subdivision Improvements Agreement Procedure B. Capital Alliance Investments, the Unit 1 developer designated in the original Procedure B is currently going through foreclosure proceedings with their underlying financial institution and a timeframe to

complete the previously mentioned outstanding improvements has not been identified by that financial institution.

The work financially guaranteed under the Subdivision Improvements Agreement Procedure B Modified Non-Work Order that we are seeking to extend is the construction of a 895-foot portion of Unser Boulevard and accompanying storm drain improvements. To date, these improvements have not been constructed. AmGo Properties LLC would like to keep their Agreement with the City in good standing until such time as construction of the improvements can coincide with the development of the their property.

Accompanying this letter are the requested copies of the original Procedure B Modified Non-Work Order (with the Sundance Estates Phase 1 Approved Infrastructure List as Exhibit A) as well as copies of the Assignment and Amendment to the Agreement where the agreement was assumed by AmGo Properties LLC. Also included are copies of the Updated Request for Financial Guarantee Requirement from April 2009 which includes the approved Engineers' Estimate for the improvements covered by the agreement we are seeking to extend.

The recorded plat designates this site as Sundance Estates Unit 1, however, the Approved Infrastructure List describes the site as Sundance Estates Phase 1. Throughout the duration of the project, the two different names have been used for the same site.

At this time, we request that the two-year extension request be granted due to lack of time necessary for the City Council approval and because the protocol for obtaining City Council approval has not yet been established.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Pierre Amestoy, Jr.
Thornton Schwenk, Paradise Hills Civic Assoc.
Tom Anderson, Paradise Hills Civic Association

JN: 28028
RRB/kdk

Location Map

Zone Atlas Map No. B-10-Z, B-11-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 35.3685 ACRES±
ZONE ATLAS INDEX NO: B-10-Z AND B-11-Z
NO. OF TRACTS CREATED: 3
NO. OF LOTS CREATED: 166
MILES OF FULL-WIDTH STREETS CREATED: 1.0171
MILES OF HALF-WIDTH STREETS CREATED: 0.3672
DATE OF SURVEY: SEPTEMBER 2003

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO THREE NEW TRACTS AND 166 NEW LOTS, ELIMINATE LOT LINES, VACATE EASEMENTS, GRANT EASEMENTS, AND DEDICATE RIGHT OF WAY.

Notes:

1. MISC. DATA: ZONING RD-RLT
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN PROJECTED SECTIONS 10 AND 11, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. SP NO. 2004193864.
7. ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8 (A)(1).
8. TRACTS A & B TO BE MAINTAINED BY THE SUNDANCE ESTATES HOMEOWNERS ASSOCIATION.
9. THESE PROPERTIES LIE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER CAPABILITIES ARE BASED UPON THE NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES 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 THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
5. NEW MEXICO UTILITIES, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND WATER SANITARY SEWER LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE WATER AND SANITARY SEWER 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 FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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 (ABOVEGROUND 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.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 10 AND 11 TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS NUMBERED FOUR (4) AND SIX (6), SUNDANCE ESTATES AS THE SAME ARE SHOWN AND DESIGNATED ON THE BULK LAND PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 2004 IN VOLUME 2004C, FOLIO 385, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1927) AND GROUND DISTANCES (U.S. SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A SET ALUMINUM CENTERLINE MONUMENT, "PS 11993" FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "3-C11" BEARS S 18°20'49" E, A DISTANCE OF 3,601.98 FEET;

THENCE FROM SAID BEGINNING POINT, S 89°42'31" E, A DISTANCE OF 658.08 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°17'54" W, A DISTANCE OF 831.24 FEET TO AN ANGLE POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF LYON BOULEVARD, N.W., MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 89°54'43" W, A DISTANCE OF 28.00 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 00°15'22" W, A DISTANCE OF 377.88 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 89°48'25" W, A DISTANCE OF 1,293.75 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°00'00" E, A DISTANCE OF 245.13 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 7430";

THENCE N 89°49'54" W, A DISTANCE OF 528.92 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR MARKED BY A SET ALUMINUM CENTERLINE MONUMENT "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 30.87 FEET, A RADIUS OF 5,000.13 FEET, A DELTA ANGLE OF 00°21'13" AND A CHORD BEARING OF N 32°16'58" E, A DISTANCE OF 30.87 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A SET ALUMINUM CENTERLINE MONUMENT "PS 11993"

THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 777.47 FEET, A RADIUS OF 5124.98 FEET, A DELTA ANGLE OF 08°41'31", A CHORD BEARING OF N 36°30'38" E, A DISTANCE OF 776.72 FEET TO A POINT MARKED BY A SET ALUMINUM CENTERLINE MONUMENT "PS 11993"

THENCE N 41°56'40" E, A DISTANCE OF 1,077.44 FEET TO THE POINT OF BEGINNING, CONTAINING 35.3685 ACRES±, (1,540,651 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACTS A, B, 6-A AND LOTS 1 THROUGH 166, INCLUSIVE, SUNDANCE ESTATES, UNIT 1.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

5/17/06
DATE

MIKE MARRA
AUTHORIZED AGENT
CAPITAL ALLIANCE INVESTMENTS, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

OFFICIAL SEAL
KELI D. KRUEGER
NOTARY PUBLIC
March 6, 2010

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May, 2006 BY MIKE MARRA, AUHORIZED AGENT, CAPITAL ALLIANCE INVESTMENTS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

BY ______ NOTARY PUBLIC — MY COMMISSION EXPIRES: March 6, 2010

RECORDING STAMP

Plat of

Sundance Estates Unit 1

Albuquerque, Bernalillo County, New Mexico
May 2006

Project No. 1002632

Application No. 06 DRB - 00585

Utility Approvals

PNM GAS SERVICES	5-22-06 DATE
PNM ELECTRIC SERVICES	5-22-06 DATE
NEW MEXICO UTILITIES, INC.	5-17-06 DATE
QWEST CORPORATION	5-22-06 DATE
COMCAST	5-22-06 DATE

City Approvals

CITY SURVEYOR	5/22/06 DATE
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	6-28-06 DATE
UTILITY DEVELOPMENT	6-14-06 DATE
PARKS AND RECREATION DEPARTMENT	6/14/06 DATE
AMAFCA	6/14/06 DATE
CITY ENGINEER	6/14/06 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	06/28/06 DATE

TREASURER'S CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO
N.M.P.S. No. 11993
5/16/06
DATE

LARRY W. MEDRANO — NEW MEXICO — 11993 — REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. — ALBUQUERQUE, NEW MEXICO 87113
PHONE 505 856 5700 — FAX 505 856 7900

Plat of Sundance Estates Unit 1

Albuquerque, Bernalillo County, New Mexico
May 2006

Line Table

LINE	BEARING	DISTANCE
L1	S 89°54'43" E	28.00'
L2	S 00°00'00" E	248.13'

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	5000.13'	30.87'	00°21'13"	15.44'	30.87'	N 32°16'58" E
C2	5124.99'	777.47'	08°41'31"	389.48'	776.72'	N 36°30'39" E

*CURVE TABLE INFORMATION FOR THIS SHEET ONLY

Legend

(N 90°00'00" E)	FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
o	FOUND AND USED MONUMENT AS DESIGNATED
●	SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

200605039
Page: 2 of 3
05/26/2006 09:04A
BK-PAGE: Pg-265

SCALE: 1"=100'

DETAIL "A"

TRACT 6-A
AREA=(92,845.30 SQ. FT.)±
2.1794± ACRES±

TRACT 7
SUNDANCE ESTATES
(12/13/2004, 2004C-366)

TRACT 3
SUNDANCE ESTATES
(12/13/2004, 2004C-365)

TRACT 5
SUNDANCE ESTATES
(12/13/2004, 2004C-366)
NOT A PART OF THIS SURVEY

LOT 4
REPLAT OF TRACT H
(02/16/1994, C33-57)

PARADISE BLUFF
TRACT A
(12/19/1996, VOL. 639, FOL. 71)

Tract A

Tract B

UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES
(05/26/1998, 93-138)

SAME POINT

S 89°42'31" E

1077.44'

658.08'

S 00°17'54" W

377.88'

N 89°46'24" W

526.82'

N 89°49'54" W

436.74'

1293.75'

N 41°58'40" E

S 03°29'31" W
6.99'

S 89°42'31" W
671.65'

BASIS OF BEARINGS

SUN DANCER DRIVE, N.W.

RED RIVER COURT, N.W.

RED RIVER ROAD, N.W.

BALD EAGLE ROAD, N.W.

BLUE FEATHER AVENUE, N.W.

CACHE CREEK DRIVE, N.W.

UNSER BOULEVARD, N.W.

JACK'S CREEK DRIVE, N.W.

LYON BOULEVARD NW

ZEIDMAN AVE.

GLUCKMAN AVE.

LILIENTHAL AVE.

EXISTING 156' PUBLIC ROADWAY EASEMENT FOR UNSER BOULEVARD (12/13/2004, 2004C-366)

EXISTING 30' PUBLIC ROADWAY ACCESS UTILITY DRAINAGE, EASEMENT VACATED BY THIS PLAT (04/28/1989, C30-282) U4-DRB 01993

EXISTING 56' PUBLIC DRAINAGE, UTILITY, SANITARY SEWER LINE, AND ACCESS EASEMENT (12/13/2004, 2004C-366)

EXISTING 56' PUBLIC DRAINAGE, ACCESS AND UTILITY EASEMENT (12/13/2004, 2004C-366)

EXISTING PUBLIC DRAINAGE EASEMENT (POND) (12/13/2004, 2004C-366)

EXISTING PUBLIC DRAINAGE, ACCESS DRAINAGE, AND UTILITY EASEMENT (12/13/2004, 2004C-366) VACATED BY THIS PLAT

EXISTING 56' PUBLIC DRAINAGE, ACCESS AND UTILITY EASEMENT (12/13/2004, 2004C-366)

EXISTING 56' PUBLIC DRAINAGE, ACCESS AND UTILITY EASEMENT (12/13/2004, 2004C-366) VACATED BY THIS PLAT

EXISTING 56' PUBLIC UTILITY AND ACCESS EASEMENT VACATED BY THIS PLAT

EXISTING 26' RIGHT OF WAY VACATED BY THIS PLAT

10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

A.C.S. MONUMENT "3-C11"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=365,294.91
Y=1,522,911.84
EL=5308.774=NGVD 1929
GROUND TO GRID FACTOR=0.9996699
DELTA ALPHA ANGLE=-0°16'56"

A.C.S. MONUMENT "7-C09"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=366,954.34
Y=1,521,776.66
EL=5423.294=NGVD 1929
GROUND TO GRID FACTOR=0.9996434
DELTA ALPHA ANGLE=-0°16'16"

A.C.S. MONUMENT "6-C09"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=367,866.83
Y=1,521,426.32
PUBLISHED EL=5360.136=NGVD 1929
GROUND TO GRID FACTOR=0.9996410
DELTA ALPHA ANGLE=-0°15'56"

FOUND NO. 4 REBAR WITH YELLOW CAP "PS 11993"

FOUND NO. 4 REBAR (NO ID)

FOUND NO. 4 REBAR WITH BLUE TAG "PS 7436"

30' x 30' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.

FOUND REBAR WITH BLUE TAG "PS 7436"

FOUND REBAR WITH YELLOW PLASTIC CAP "PS 7436"

FOUND NAIL WITH TAG "PS 7436"

SHEET INDEX

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 858 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7900

Plat of
Sundance Estates Unit 1

Albuquerque, Bernalillo County, New Mexico
May 2006

SCALE: 1"=60'

Notes

1. ALL STREETS SHOWN WITHIN SUBDIVISION BOUNDARIES ARE DEDICATED TO THE CITY OF ALBUQUERQUE AS PUBLIC RIGHT OF WAY IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
2. SEE SHEETS 3 THROUGH 5 FOR DETAILED SUBDIVISION INFORMATION.
3. SEE SHEET 5 OF 5 FOR CURVE DATA.
4. ALL FOUND AND USED MONUMENTS SHOWN ON SHEET 2 OF 5.

Ⓐ THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES GRANTED BY THIS PLAT.

Legend

(N 90°00'00" E)	FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"
△	SET ALUMINUM CENTERLINE MONUMENT "PS 11993"

PRECISION SURVEYS, INC.
6414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7990

2006093899
Page: 3 of 5
06/29/2006 09:04A

Plat of

Sundance Estates Unit 1

Albuquerque, Bernalillo County, New Mexico
May 2006

SUN DANCER DRIVE, N.W.

CACHE CREEK DRIVE, N.W.

BALD EAGLE ROAD, N.W.

BLUE FEATHER AVENUE, N.W.

MATCHLINE

BLOCK 4

BLOCK 5

Tract A
FOR PUBLIC POND
AREA=6.1776 ACRES±
269,090 SQ. FT.±
EXISTING PUBLIC DRAINAGE EASEMENT (PONE)
(94/12/2006, A115-1717)

TRACT 5
SUNDANCE ESTATES
(12/13/2004, 2004C- 385)
NOT A PART OF THIS SURVEY

2006095899
04/28/2006 08:04A
Bk-2006C Pg-285

Page: 4 of 5
Karen Hermera Bern. Co. PLAT $ 27.00

Ⓐ THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES GRANTED BY THIS PLAT.

Notes

1. ALL STREETS SHOWN WITHIN SUBDIVISION BOUNDARIES ARE DEDICATED TO THE CITY OF ALBUQUERQUE AS PUBLIC RIGHT OF WAY IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
2. SEE SHEETS 3 THROUGH 5 FOR DETAILED SUBDIVISION INFORMATION.
3. SEE SHEET 5 OF 5 FOR CURVE DATA.
4. ALL FOUND AND USED MONUMENTS SHOWN ON SHEET 2 OF 5.

Legend

(N 90°00'00" E)	FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"
△	SET ALUMINUM CENTERLINE MONUMENT "PS 11993"

0' 60' 120' 180'
SCALE: 1"=60'

SEE SHEET 5 OF 5 FOR CURVE TABLE

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 858 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7900

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	75.00'	83.31'	48°22'02"	33.68'	81.45'	N 66°07'41" E
C2	75.00'	117.80'	89°59'25"	74.99'	106.06'	S 44°41'35" E
C3	120.00'	87.48'	41°46'05"	45.79'	85.55'	N 66°54'22" W
C4	120.00'	87.46'	41°46'05"	45.79'	85.55'	N 66°54'22" W
C5	300.00'	218.70'	41°46'05"	114.46'	213.89'	N 66°54'22" W
C6	96.00'	82.73'	49°22'02"	44.01'	80.20'	N 66°07'41" E
C7	96.00'	25.11'	14°40'57"	12.63'	25.04'	N 49°17'09" E
C8	96.00'	46.94'	27°28'32"	23.93'	46.49'	N 70°20'54" E
C9	96.00'	10.66'	06°14'32"	5.34'	10.87'	N 87°11'26" E
C10	96.00'	153.92'	89°50'25"	97.98'	138.58'	S 44°41'35" E
C11	96.00'	23.39'	13°40'80"	11.75'	23.33'	S 82°51'08" E
C12	96.00'	35.02'	20°26'27"	17.70'	34.83'	S 65°46'45" E
C13	96.00'	38.76'	22°38'31"	19.63'	38.50'	S 44°12'48" E
C14	96.00'	38.33'	22°24'43"	19.42'	38.09'	S 21°40'38" E
C15	96.00'	18.43'	10°48'24"	9.24'	18.40'	S 05°06'05" E
C16	25.00'	39.39'	90°07'32"	25.05'	35.39'	N 44°45'39" W
C17	325.00'	236.92'	41°46'05"	124.00'	231.71'	N 66°54'22" W
C18	325.00'	19.09'	03°21'54"	9.56'	19.09'	N 88°56'26" W
C19	325.00'	45.41'	08°00'21"	22.74'	45.37'	N 82°27'20" W
C20	325.00'	38.77'	06°50'09"	19.41'	38.75'	N 75°02'05" W
C21	325.00'	56.13'	09°53'42"	28.13'	56.06'	N 66°40'10" W
C22	325.00'	49.75'	08°46'15"	24.92'	49.70'	N 57°20'12" W
C23	325.00'	27.77'	04°53'44"	13.89'	27.76'	N 50°30'12" W
C24	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 86°56'40" E
C25	25.00'	20.36'	46°42'28"	10.78'	19.82'	N 18°35'26" E
C26	45.00'	214.74'	273°24'58"	42.36'	61.71'	N 48°03'20" W
C27	45.00'	14.46'	18°24'36"	7.29'	14.40'	S 04°26'29" W
C28	45.00'	36.89'	46°42'55"	19.43'	35.86'	S 37°00'14" W
C29	45.00'	29.36'	36°08'08"	14.68'	27.81'	S 78°25'45" W
C30	45.00'	29.54'	37°36'45"	15.32'	29.01'	N 64°41'49" W
C31	45.00'	30.08'	38°18'06"	15.63'	29.53'	N 28°44'23" W
C32	45.00'	40.34'	51°21'50"	21.64'	39.00'	N 18°05'35" E
C33	45.00'	35.25'	44°52'40"	18.56'	34.35'	N 66°12'56" E
C34	25.00'	20.36'	46°42'28"	10.78'	19.82'	S 86°17'55" W
C35	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 03°03'20" E
C36	140.83'	38.30'	15°34'58"	19.27'	38.18'	S 85°50'14" E
C37	156.00'	39.27'	14°08'04"	19.74'	39.17'	N 58°32'38" W
C38	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 86°56'40" W
C39	52.00'	43.90'	48°22'02"	23.35'	42.60'	N 66°07'41" E
C40	52.00'	81.67'	89°59'25"	51.99'	73.53'	S 44°41'35" E
C41	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 45°14'21" W
C42	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 44°45'39" W
C43	25.00'	20.36'	46°42'28"	10.78'	19.82'	N 23°31'50" E
C44	25.00'	7.28'	16°37'43"	3.65'	7.23'	N 08°29'27" E
C45	25.00'	13.12'	30°04'46"	6.72'	12.97'	N 31°50'41" E
C46	45.00'	214.74'	273°24'58"	42.36'	61.71'	S 89°49'25" E
C47	45.00'	42.36'	53°53'27"	22.89'	40.81'	S 19°55'21" W
C48	45.00'	32.91'	41°54'27"	17.23'	32.18'	S 27°58'36" E
C49	45.00'	26.17'	33°19'18"	14.57'	25.72'	S 66°32'58" E
C50	45.00'	82.46'	41°18'36"	18.99'	31.75'	N 72°31'31" E
C51	45.00'	52.70'	41°36'23"	17.11'	31.88'	N 33°03'02" E
C52	45.00'	46.16'	58°45'46"	25.34'	44.18'	N 17°09'02" W
C53	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 45°10'35" W
C54	97.00'	70.21'	41°46'05"	37.01'	68.16'	N 86°56'22" W
C55	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 03°03'20" W
C56	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 86°56'40" E
C57	143.00'	104.28'	41°46'05"	54.56'	101.95'	N 66°56'22" W
C58	143.00'	5.56'	02°13'47"	2.78'	5.56'	N 49°10'13" W
C59	143.00'	44.10'	17°40'10"	22.23'	43.93'	N 59°07'11" W
C60	143.00'	45.95'	18°24'36"	23.17'	45.76'	N 77°08'36" W
C61	143.00'	8.63'	03°27'30"	4.32'	8.63'	N 86°03'40" W
C62	25.00'	39.32'	90°07'32"	25.05'	35.38'	S 44°45'39" E
C63	25.00'	39.25'	89°52'28"	24.95'	35.32'	S 45°14'21" W
C64	97.00'	70.71'	41°46'05"	37.01'	69.18'	N 66°56'22" W
C65	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 03°03'20" W
C66	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 86°56'40" E
C67	143.00'	104.23'	41°46'05"	54.56'	101.95'	N 66°56'22" W
C68	143.00'	12.62'	05°01'05"	6.27'	12.62'	N 50°33'52" W
C69	143.00'	44.50'	16°37'36"	20.80'	41.35'	N 61°23'14" W
C70	143.00'	31.71'	12°42'12"	15.92'	31.64'	N 75°03'08" W
C71	143.00'	18.62'	07°26'10"	9.27'	18.58'	N 86°08'50" W
C72	25.00'	39.32'	90°07'32"	25.05'	35.39'	S 44°45'39" E
C73	25.00'	39.22'	89°52'28"	24.95'	35.32'	S 45°14'21" W
C74	275.00'	200.47'	41°46'05"	104.92'	196.06'	N 66°54'22" W
C75	275.00'	48.52'	10°06'35"	24.33'	48.46'	N 84°48'07" W
C76	275.00'	67.84'	14°08'17"	34.10'	67.69'	N 72°38'41" W
C77	275.00'	69.09'	14°23'42"	34.73'	68.91'	N 58°22'42" W
C78	275.00'	15.00'	03°07'31"	7.50'	15.00'	N 49°37'05" W
C79	170.00'	30.00'	10°06'35"	15.04'	29.96'	N 84°48'07" W
C80	170.00'	14.97'	05°02'40"	7.48'	14.96'	N 87°18'05" W
C81	170.00'	84.45'	28°27'42"	43.11'	83.58'	N 70°32'54" W
C82	170.00'	41.85'	14°08'17"	21.08'	41.84'	N 72°38'41" W
C83	170.00'	38.24'	13°13'27"	19.71'	38.15'	N 58°57'48" W
C84	170.00'	24.51'	08°15'43"	12.28'	24.49'	N 52°11'11" W
C85	170.00'	12.75'	04°17'47"	6.38'	12.74'	N 50°12'13" W
C86	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 03°03'20" W
C87	30.00'	47.12'	90°00'00"	30.00'	42.43'	N 86°56'40" E
C88	25.00'	39.22'	89°52'41"	24.95'	35.32'	S 45°14'14" W
C89	15.00'	23.53'	89°52'43"	14.97'	21.19'	S 45°14'15" W
C91	75.00'	117.85'	89°52'41"	74.84'	105.95'	S 45°14'14" W
C92	25.00'	20.38'	46°42'29"	10.79'	19.82'	S 23°10'40" E
C93	25.00'	13.12'	30°04'46"	6.72'	12.97'	S 31°29'31" E
C94	25.00'	7.26'	16°37'43"	3.65'	7.23'	S 08°08'17" E
C95	30.00'	47.12'	90°00'00"	30.00'	42.43'	N 03°03'20" W

Plat of

Sundance Estates Unit 1

Albuquerque, Bernalillo County, New Mexico
May 2006

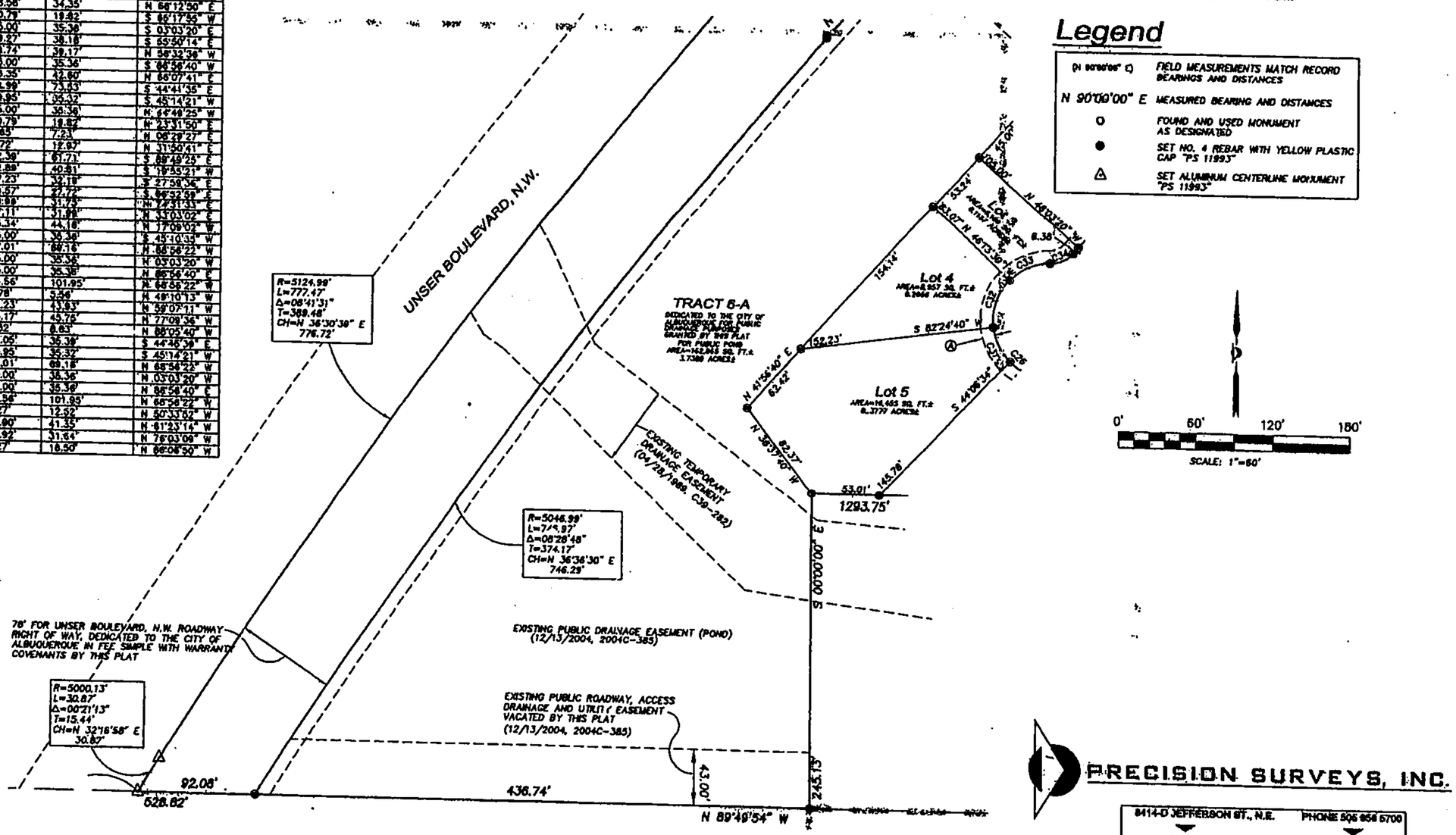
Notes

1. ALL STREETS SHOWN WITHIN SUBDIVISION BOUNDARIES ARE DEDICATED TO THE CITY OF ALBUQUERQUE AS PUBLIC RIGHT OF WAY IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
2. SEE SHEETS 3 THROUGH 5 FOR DETAILED SUBDIVISION INFORMATION.
3. ALL FOUND AND USED MONUMENTS SHOWN ON SHEET 2 OF 5.

Ⓐ THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES GRANTED BY THIS PLAT.

Legend

(N 90°00'00" E)	FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"
△	SET ALUMINUM CENTERLINE MONUMENT "PS 11993"



PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 858 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7900

2006058838
0446654
Page: 5 of 5
06/28/2006 08:04A
Bk-2006C Pg-285
Maria Martinez Bern. Co PLAT $ 27.00

28028
SIA

UPDATED REQUEST FOR FINANCIAL GUARANTY REQUIREMENT
For B Modified Non Work Order

Date: **April 2, 2009** City Project Number: **761781** Map No.: **B-11**
***NOTE: Submit Package to the Master Scheduler to acquire Project Number and to log in computer.**

Subdivision or Development Name: **Sundance Estates Unit 1A**
Current Legal Description: **Sundance Estates Unit 1A**

Current DRB Case Number: **1002632**

Developer: AmGo Properties LLC
Address: **4461 Irving Blvd NW Albuquerque, NM 87114**
Phone No.: **505-822-0044** Fax No.: _____

REQUESTOR: _____ Owner _____ Developer X A/E _____ Other
Name: **Vincent Carrica, PE**
Company: **Tierra West LLC**
Address: **5571 Midway Park Place NE, Albuquerque, NM 87109**
Phone No.:**505.858.3100** Fax No.: **505.858.1118**

INFRASTRUCTURE:

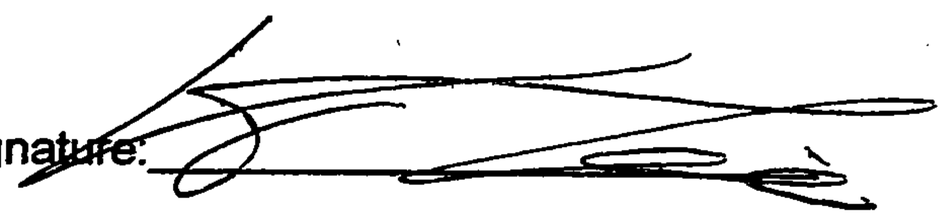
_____ Water _____ Sanitary Sewer _____ Paving _____ Storm Drainage

_____ Sidewalk Deferral _____ Work Order X Deferred _____ Both

REQUIRED ATTACHMENTS:

1. Approved Infrastructure List
2. Engineers Estimate based on approved Preliminary Plat - this estimate is to be broken down for current or on-site work order, deferred items and sidewalk deferral **all on separate sheets**.
3. Zone Map or Preliminary Plat showing location, along with Overall Paving or Utility Plan identifying limits of work.

NOTE: I, the undersigned, do fully understand that this Financial Guaranty is based on an estimate prepared by the *Design Engineer* and provided by the applicant and DOES NOT constitute an approval of the Construction Estimate by the Chairperson. This estimate may or may not be the DRC approved estimate.

Name: (Printed) **Vincent Carrica, PE** Signature: 

UNSER DEFERRAL

OPINION OF PROBABLE COST
166 UNITS

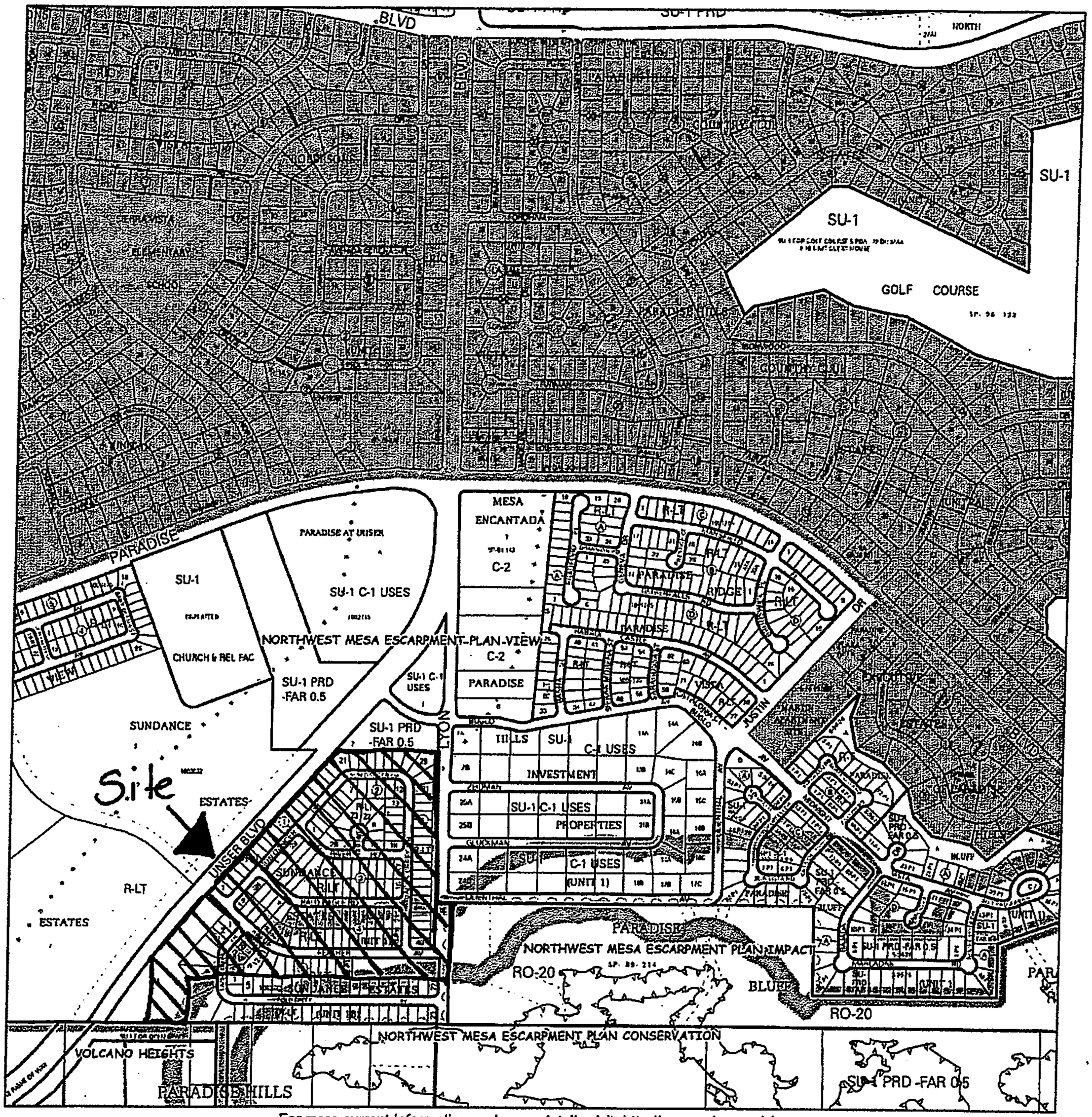
REVISED 4-2-09

4/2/2009

File: 28028/COST ESTIMATES/OPC Ph2-4 042908.xls

JN 220039

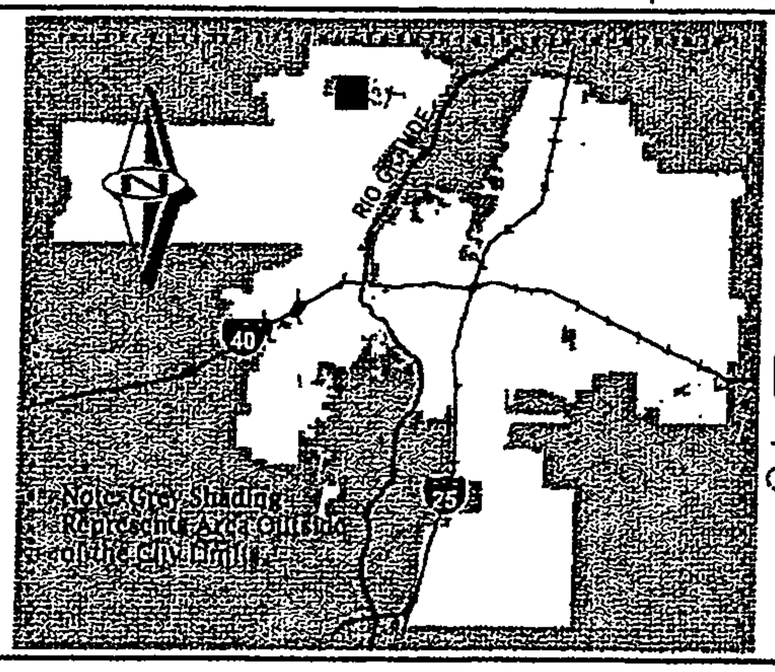
	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	CAL. COST
	UNSER PAVING				
301.020	SUBGRADE PREP, ART 12"	SY	3966	2.00	$7,932.00
336.120	TK CT	SY	3966	0.37	$1,467.42
	ART ASP, CONC TYPE A 8"	SY	3966	35.52	$140,872.32
340.010	SDWK, 4", PCC	SY	566	40.09	$22,690.94
340.023	WC RAMP, 4", PCC	EA	1	1,222.53	$1,222.53
340.050	C&G, STD, PCC	LF	1700	20.31	$34,527.00
			SUBTOTAL		$208,712.21
			SUBTOTAL		$208,712.21
	NMGRT 6.75%				$14,088.07
			SUBTOTAL		$222,800.28
	CONTINGENCY 10%				$22,280.03
			SUBTOTAL		$245,080.31
	CITY FEES 6.6%				$16,175.30
	TESTING 2%				$4,901.61
			GRAND TOTAL		$266,157.22
	FINANCIAL GUARANTEE AMOUNT 125%				**$332,696.52**



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

B-11-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

FIGURE 12

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 5/24/06
Date Site Plan Approved:
Date Preliminary Plat Approved: 5/24/06
Date Preliminary Plat Expires: 5/24/07
DRB Project No.: 1002632
DRB Application No.: 06DRB-00549

SUNDANCE ESTATES PHASE 1
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS 4, 5 & 6, SUNDANCE ESTATES
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Jacks Creek Drive	Sundancer Drive	Blue Feather Ave.	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Red River Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Bald Eagle Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Cache Creek Drive	Blue Feather Ave.	South End	/	/	/
		28' F-F	Residential Paving Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Red River Court	Red River Rd.	North End	/	/	/
		38' F-F	Arterial Paving, Curb & Gutter * — ON CCIP LIST SEE LAST PAGE 6' Sidewalk (East Side)	Unser Blvd.	Blue Feather Ave.	North Property Line	/	/	/
		24' F-E	Residential Paving Curb & Gutter (West Side) 6' Sidewalks (West Side)	Lyon Blvd.	Blue Feather Ave.	North Property Line	/	/	/

Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		32' F-F	Residential Paving 4' Sidewalks (Both Sides) -Deferred	Blue Feather Avenue	Sun Dancer Drive	Lyon Boulevard	/	/	/
		24' E-E	Temporary Paving	Unser Blvd.	North Property Line	Paradise Blvd.	/	/	/
		8"	SAS Gravity Line	Jacks Creek Drive	Sundancer Drive	Blue Feather Ave.	/	/	/
		8"	SAS Gravity Line	Red River Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	SAS Gravity Line	Balk Eagle Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	SAS Gravity Line	Cache Creek Drive	Blue Feather Ave.	South End	/	/	/
		8"	SAS Gravity Line	Red River Court	Red River Rd.	North End	/	/	/
		8"	SAS Gravity Line	Lyon Blvd.	Blue Feather Ave.	Lilianthal Rd.	/	/	/
		6	SAS Force Main	Lilianthal Rd.	Lyon Blvd.	Justin Rd.	/	/	/
		8"	SAS Gravity Line	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Jacks Creek Rd.	Sundancer Drive	Blue Feather Ave.	/	/	/
		8"	Water PVC Line	Red River Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Balk Eagle Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Cache Creek Drive	Blue Feather Ave.	South End	/	/	/
		8"	Water PVC Line	Red River Court	Red River Rd.	North End	/	/	/
		8"	Water PVC Line	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	/	/	/

30"	RCP Storm Sewer	Detention Pond Outfall	Detention Pond	South Property Line
2.5 Ac-Ft	Permanent Detention Pond	Tract A	Blue Feather Ave.	South Property Line
24"	RCP Storm Sewer (Deferred)	Unser Crossing @ South Property Line	Centerline of Unser	Unser East R.O.W Line
38' F-F	Arterial Paving, Curb & Gutter (Deferred) 6' Sidewalk (East Side)(Deferred)	Unser Blvd.	Blue Feather Ave.	South Property Line
50' F-F	Residential Paving 4' Sidewalks (Both Sides) -Deferred	Blue Feather Avenue	Unser Boulevard	Sun Dancer Drive
3.0 Ac-Ft	Temporary Retention Pond w/ Agreement and Covenant	Tract 6-A @ Unser		
12"	Water PVC Line	Unser Blvd.	Blue Feather Ave.	Paradise Blvd.
	Scour Wall	Tract 6-A Back of Lots 143 thru 147		

TRAFFIC SIGNAL MODIFICATIONS UNSER BLVD / PARADISE BLVD

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		38' F-F	156ft Right-of-way, Arterial Paving, Curb & Gutter 6' Sidewalk (East Side)	Unser Blvd.	South Property Line	North Property Line	/	/	/
		~~3.6 Ac Ft~~	~~PERMANENT Temporary Retention Pond, w/ Agreement and Covenant~~	~~Tract 6 A @ Unser~~			/	/	/

Approval of Creditable Items: Jeff Clark 5-24-06
Impact Fee Admistrator Signature Date

Approval of Creditable Items:
City User Dept. Signature Date

NOTES

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

1. Water infrastructure to include valves, fittings, valve boxes& fire hydrants as required
2. Sanitary sewer to include manholes and service connections as required.
3. Residential street lights per DPM
4. Certified grading and drainge with private walls & private drainage (non-work order item) required for SIA/ Financial Release.
5. Perimeter Walls per DPM approved perimeter wall Design
6. Wall & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees
7. SIGNING PER DRC

AGENT / OWNER

VINCENT CARRICA
NAME (print)

TIERRA WEST LLC
FIRM

5-18-06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - 5-24-06 date

UTILITY DEVELOPMENT - William J. Baker 5/24/06 date

CITY ENGINEER - Bradley L Bingham 5/24/06 date

PARKS & GENERAL RECREATION - Christina Sandoval 5/24/06 date

AMAFCA - date

NMUI - 5-18-06 date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)

FINANCIAL GUARANTY AMOUNT

10/24/2005

Type of Estimate: SIA Procedure - B - Modified w/F.G.

Project Description:

Project ID #: 761781, Sundance Estates (ParagonProprties), Phase/Unit #

Requested By: **Vincent Carrica, PE - Tierra West**

Approved estimate amount:		$228,899.81
Contingency Amount:	10.00%	$22,889.98
Subtotal:		$251,789.79
NMGRT	6.75%	$16,995.81
Subtotal:		$268,785.60
Engineering Fee	6.60%	$17,739.85
Testing Fee	2.00%	$5,375.71
Subotal:		$291,901.17
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$364,876.46**

APPROVAL: DATE:

A. Wendell 4-10-09

Notes: FG update - Extension, 10% Contingency, project not yet approved

17

FIGURE 18

4th EXTENSION AGREEMENT
Procedure "B" Modified Non Work Order
PROJECT NO. 761781

This Agreement made this 8th day of June, 2009, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:)**AmGo Properties LLC**("Developer"), whose address is **4461 Irving Blvd. NW, Albuquerque, NM 87114** and whose telephone number is **505-822-0044** is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the **23rd** day of **June, 2006**, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on **June 26, 2006**, at Book Misc. **A-119**, pages **3571** through ----, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the **16th** day of **September, 2006**; and

WHEREAS, the Earlier Agreement was amended by a **First** Extension Agreement dated **September 18, 2006** recorded **September 19, 2006**, in Book Misc. **A-124**, pages **1968** through ----, records of Bernalillo County, New Mexico, extending the construction deadline to **April 23, 2007**; and

WHEREAS, the Earlier Agreement was amended by a **Second** Extension Agreement dated **April 9, 2007** recorded **April 10, 2007**, in Book Misc. **A-135**, pages **2374** through ----, records of Bernalillo County, New Mexico, extending the construction deadline to **April 23, 2008**; and

WHEREAS, the Earlier Agreement was amended by an **Assignment and Amendment to Agreement to Construct Subdivision Improvements** dated **January 7, 2008** recorded **January 8, 2008**, Document number **2008002359**, records of Bernalillo County, New Mexico; and

WHEREAS, the Earlier Agreement was amended by a **Third** Extension Agreement dated **May 22, 2008** recorded **May 22, 2008**, Document number **2008057384**, pages **1** through **4**, records of Bernalillo County, New Mexico, extending the construction deadline to **April 23, 2009**; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

Doc# 2009064464
06/09/2009 11:01 AM Page: 1 of 5
AGRE R:$17.00 M. Toulouse Oliver, Bernalillo County

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. For all improvements, the **1st** day of **April**, 20**10**.

B. On portions of the improvements as follows:

IMPROVEMENTS	COMPLETION DATE
_____	_____
_____	_____
_____	_____

2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: **Letter of Credit # 20155 Amendment #2**
Amount: $ **364,876.46**
Name of Financial Institution or Surety providing Guaranty: **Los Alamos National Bank**
Date City first able to call Guaranty (Construction Completion Deadline): **April 1, 2010**
If Guaranty other than a Bond, last day City able to call Guaranty is: **June 1, 2010**
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER:

AmGo Properties LLC

By: _____
Name: **Pierre Amestoy, Jr.**
Title: **Manager**
Dated: 5-1-09

CITY OF ALBUQUERQUE:

By: _____ KLE 6/8/09
Richard Dourte, City Engineer

Dated: 6-08-09 6-5-09

DEVELOPER'S NOTARY

STATE OF **New Mexico**)
) ss.
COUNTY OF **Bernalillo**)

This instrument was acknowledged before me on 1st day of May, 2009 by **Pierre Amestoy, Jr.**, **Manager** of **AmGo Properties LLC**.

My Commission Expires:
March 6, 2010

Keli D. Krueger
Notary Public

OFFICIAL SEAL
KELI D. KRUEGER
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: March 6, 2010

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 8th day of June, 2009 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires:
10-07-12

Linda C. Evans
Notary Public

R-10-103

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 19, 2010

Project# 1002632
10DRB-70126 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

TIERRA WEST LLC agent(s) for AMGO PROPERTIES LLC request(s) the referenced/above action(s) for all or a portion of **SUNDANCE ESTATES** zoned R-LT, located on UNSER BLVD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 26.5327 acre(s). (B-10, B-11)

AMAFCA
No comments.

COG
No comments.

TRANSIT
No comments.

ZONING ENFORCEMENT
No comments.

NEIGHBORHOOD COORDINATION
Letters sent to: **Paradise Hills Civic Association (R)**

APS
Sundance Estates, is located on Unser Blvd NW between Paradise Blvd NW and Paseo Del Norte NW. The owner of the above property requests an Extension of Subdivision Improvements Agreement (2 YR SIA) for a development that will consist of 166 single family homes at full build out. This will impact Sierra Vista Elementary School, James Monroe Middle School, and Cibola High School. Currently, all three schools have excess capacity.

Loc No	School	2009-10 40th Day	2009-10 Capacity	Space Available
356	Sierra Vista	800	872	72
490	James Monroe	958	1,384	426
580	Cibola	1,994	2,471	477

Residential Units: 166
Est. Elementary School Students: 43
Est. Middle School Students: 18
Est. High School Students: 18

Est. Total # of Students from Project: 79 *The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.
POLICE DEPARTMENT No comments.
FIRE DEPARTMENT No comments.
PNM ELECTRIC & GAS No comments.
COMCAST No comments.
QWEST Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.
ENVIRONMENTAL HEALTH No comments.
M.R.G.C.D No comments.
OPEN SPACE DIVISION No comments.
CITY ENGINEER The Hydrology section has no objection to an extension but recommends 1 year in order to better coordinate the project with DMD.
TRANSPORTATION DEVELOPMENT No objection to extension request.
PARKS AND RECREATION **No objection.**
ABCWUA No comments.
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed extension. Based on the length of arterial frontage that is covered by this agreement, City Council approval may be required.

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

R-10-103

Cloud, Jack W.

From: Dourte, Richard H.
Sent: Wednesday, June 02, 2010 8:18 AM
To: Cloud, Jack W.
Subject: FW: Project #1002632 AMGO Properties

Importance: High

From: Lozoya, Melissa R.
Sent: Tuesday, June 01, 2010 3:54 PM
To: Dourte, Richard H.
Cc: Riordan, Michael J.; Adams, Ed A.; Smith, Gregory P.; Hartmann, John M.
Subject: Project #1002632 AMGO Properties
Importance: High

Richard,

DMD is on-board with extending the SIA for the AMGO Properties Project #1002632 to April 2011 with the following stipulations:

1) The Financial Guarantee for Unser Blvd needs to be converted into a cashiers check or an equivalent form of payment that the City can easily gain access to in the event that the developer is not able to meet the deadlines as outlined below.
2) The AMGO Properties construction of Unser Blvd must start no later than January 1, 2011
3) Construction of Unser Blvd, as a part of the AMGO Properties, must be completed no later than April 1, 2011.
4) If construction of Unser by AMGO Properties does not start construction by January 1, 2011 the City reserves the right to call on the full amount of the financial guarantee by February 1, 2011.

Please let me know if you have any questions or need additional information.

Thank you

Melissa R. Lozoya, P.E.
Engineering Division Manager
Department of Municipal Development
City of Albuquerque
Phone: (505) 768-3661
Fax: (505) 768-2733

CITY OF ALBUQUERQUE
CITY COUNCIL

INTEROFFICE MEMORANDUM **X:\SHARE\Reports\FGO\10June14memo.doc**

TO: Brad Winter, Chairman, Finance and Government Operations Committee

FROM: Laura Mason, Director, Council Services
Jon Zaman, Council Finance Officer
Bruce Thompson, Senior Policy Analyst
Tom Menicucci, Policy Analyst II
Marti Luick, Policy Analyst II
Gerald Romero, Policy Analyst II
Kara Shair-Rosenfield, Policy Analyst/Planning
Diana Trujeque, Manager, Constituent Services & Community Relations
Kelly Sanchez-Pare, Policy Analyst
Julian Moya, Policy Analyst
Diane Dolan, Policy Analyst

SUBJECT: Staff Write-ups for FGO Committee Meeting on Monday, June 14, 2010

DATE: June 11, 2010

Item A. **R-10-80** **Approving and Authorizing The Acceptance of Additional Grant Award Funds From The State of New Mexico, Office of The Natural Resources Trustee For Bosque Restoration; Providing An Appropriation To The Parks and Recreation Department In Fiscal Year 2010 (Lewis, by request)** (jkz)

Summary: This resolution approves the acceptance of a $270,000 from the State Office of the Natural resources Trustee to provide funding to enhance habitat in the Rio Grande Valley State Park by planting native vegetation on approximately 100 acres of the Park that have already undergone non-native plant removal. The project will be completed over the next two fiscal years.
Fiscal Impact: The resolution appropriates $279,000 to Parks and Recreation for a Bosque Restoration Program for Fiscal Year 2010. The resolution also appropriates $7,890 for indirect overhead divided between Fiscal Years 2010 and 2011.

Comments: The budget for the grant is as follows:

	CURRENT YEAR FY10	NEXT YEAR FY11
Base Wage	$ 62,912	$ 62,912
Fringe Ben. at Base Salary/Wages	$ 26,599	$ 27,964
Subtotal Personnel	$ 89,511	$ 90,876
Operating Expenses	$ 49,923	$ 48,690
Subtotal	$139,434	$139,566
Indirect Costs	$ 3,945	$ 3,945
Total	$143,379	$143,511

Item B. **R-10-65**

Approving and Authorizing The Filing of Agreement For a 2010 Solving Cold Cases With DNA Grant With The Department of Justice, U.S. Marshal's Office and Providing For An Appropriation To The City of Albuquerque (Jones) (ger)

Summary: R-10-65 is a resolution from APD requesting approval and authorization for a 2010 Solving Cases with DNA Grant with the US Department of Justice, US Marshal's Office. The department has applied for $217,972 in available funds to be used to reduce the back-log of cases involving DNA evidence. Grant proceeds will be used to pay contract costs for an approved vendor to analyze additional DNA samples as well as to pay personnel, travel, and equipment costs of three APD dectives working the investigations. The process will involve interviewing victims, witnesses, and suspects, in an effort to identify, collect, retrieve, and evaluate biological evidence.
Fiscal Impact: The grant amount applied for is $217,972. Indirect costs of $5,998 are available in the FY10 Transfer to Operating Grants Fund Program in the General Fund. The budget is as follows:

Personnel	$102,180
Fringe Benefits	$ 1,481
Travel	$ 9,311
Equipment	$ 5,000
Contracts	$100,000
Total	$217,972

Comments: The attached grant application indicates APD has 200 cold case homicides and hundreds more cold case sex crimes that need to be reviewed to determine if there is DNA evidence present to aid in solving the cases.
Questions: Section 2 of the grant states the grant is for Fiscal Years 2010, 2011, and 2012. Is the $217 thousand to be used over three years? How many of the backlog cases does the department anticipate solving with this grant?

Item C. **R-10-66** **Approving and Authorizing The Filing of Grant Award Agreement For A 2009 Project Safe Neighborhoods SID / Great Program With The State of New Mexico Department of Public Safety and Providing An Appropriation To The City of Albuquerque (Sanchez, by request)** (ger)

Summary: This is a resolution from APD requesting approval and authorization for a 2009 Project Safe Neighborhoods SID/GREAT Grant with the State of NM Department of Public Safety. Grant funds of $25,600 will be used to purchase supplies for the Gang Resistance Education and Training (GREAT) Program which provides school based gang prevention and for overtime reimbursement for the Special Investigations Division (SID) to carry out anti-gang/anti-gun violence law enforcement operations. The term of the agreement with the state ends June 30, 2011.
Fiscal Impact: Grant funds of $25,600 will be used to purchase booklets and other supplies used in the school based program as well as to pay overtime to officers conducting targeted anti-gang operations. The grant does not pay for FICA and Indirect Overhead. Those costs which total $1,581 will be paid from the FY10 General Fund Transfer to Operating Grants Program.
Comments: Project Safe Neighborhoods (PSN) is a nationwide network designed to create safer neighborhoods by reducing gun violence and gun crime, and sustaining that reduction. The State receives the funding from the U.S. Department of Justice and then enters into sub-grant agreements with local law enforcement to execute the program.

Item D. **EC-10-78** **Transmitting the Year End Status Report on FY/09 Objectives (Revised)** (jkz)

Summary: This EC transmits to the City Council the FY/2009 year end status of the City's priority objectives which were passed by the City Council in R-08-64.
Fiscal Impact: None
Comments: This is a resubmission of a prior report (EC-09-591). All objectives previously categorized as "Cannot Be Completed" have been revised.

Item E. **EC-10-134** **Mid Year Status Report on FY/10 Objectives** (jkz)

Summary: EC transmits to the City Council the FY/2010 mid-year status of the City's priority objectives which were passed by the City Council in R-08-64.
Fiscal Impact: None
Comments: The report does not lend itself to easy summary. Staff will be happy to answer any questions Councilors may have about specific FY/10 objectives.

Item F. **EC-10-66** **Revenue Report for Second Quarter Fiscal Year 2010** (jkz)

Summary: This EC transmits to the City Council a report on the City's revenue outlook as of the end of the second quarter of FY/10 (December 31, 2009). The report indicates that the City's general fund revenues were projected to fall $12 million short of budget. In response to that projection, the City initiated a savings plan that has since corrected for a projected $25 million shortfall.
Fiscal Impact: None - the shortfalls projected in this report have been addressed through an FY/10 budget reduction plan.

Item G. **EC-10-133** **FY/10 Annual Objective Report: Governmental Excellence and Effectiveness, Goal 8, Priority Objective # 1 Regarding Administration of the City's Operating and Federal Grants** (jkz)

Summary: This EC presents to the Council a report on a feasibility study conducted pursuant to Goal 8, Objective 1, relating to the centralized administration and oversight of federal, state, and locally funded grants. The purpose of the study is to assist City Departments in maximizing their utilization of grant funding.
Fiscal Impact: None.
Comments: The report indicates that the feasibility study was completed in the third quarter of FY/10 by DFAS Accounting. A team of City employees, including the DFAS Assistant Accounting Officer, DFAS Accounting Manager, OMB Budget Officer, OMB Executive Budget Analyst, APD Fiscal Managers, Family Community Services Fiscal Manager (acting), two DMD Fiscal Officers, and a DFAS Fiscal Manager. The team selected to have a new Grant Administrative Unit organizationally structured as a part of the DFAS Accounting Division and to fund the new Grant Administration Unit with existing staffing resources.

The report also indicates that on March 24, 2010 a Fiscal Manager position within DFAS was reclassified into the newly created grants administrator position. DFAS Accounting Division also designated a principal accountant position to a grant accountant position. DFAS Accounting Division will supply the work space, administrative services, and operating supplies and equipment for the new grant administration section. The grant administrator will report directly to the DFAS Accounting Division Accounting Officer.
Questions: The new unit is focused on financial oversight of grants. What coordination will occur between the Grant Administrator and the project manager for the funded projects? Will the new Grant Administration Unit result in more grant funded projects being completed? How would the new position have helped with the issue the City experienced last year, when the state took back millions in grant funds due to slow or no expenditure commitments?

Item H. **EC-10-71** **Report on Legal Department Annual Objectives, Goal 8, Objective 3** (jkz)

Summary: This EC submits an update to the Council pursuant to Goal 8, Priority Objective 3 regarding on City franchises and opportunities to standardize or make franchise management, enforcement, monitoring and approaches to renewal more consistent.
Fiscal Impact: None
Comments: The report states that the Legal Department has conducted this review, and makes the following points:

- Over the past twenty years the City has become more knowledgeable and skilled in its negotiation of the franchises.
- While the provisions of the franchises are not identical, many of the primary reporting requirements are similar allowing for establishment of consistency in management and enforcement.
- City Treasury and Legal have worked together to establish a system for monitoring and enforcing the franchises and a calendar has been created which provides the dates for compliance with reporting and payment provisions of each franchise.
- A form demand letter for nonpayment and a form notice letter for reporting requirements has been created as well as establishment of a method of communicating between Treasury and Legal on the a franchisee's failure to provide such payments or reports.

Finally, the report states that "while every effort will be made to standardize approaches to renewal ... as the City continues to develop more knowledge and skill in this area, it is hoped and anticipated that each new franchise builds on the last as well as the evolving nature of the law in this field."

Item I. **EC-10-87** **Report on Legal Department's Real Property FY/10 Annual Objective No. 4, Goal No. 8** (jkz)

Summary: This EC provides an update to Goal 8, Priority Objective 4, which directs the City to develop the parameters for completing a comprehensive inventory of City owned properties in two phases. The first phase is to consist of identifying the resources, locations of City property information, and assessing the data base requirements needed to input a comprehensive data base as well as link properties with the City's GIS system. At a minimum, the data bases will include street address, UPC code, type of property, size, date purchased, Department holder, purchase price and most recent appraised value. Other date elements may be added as deemed reasonable. The second phase will consist of implementing the date base, entering available data and researching missing elements.
Fiscal Impact: None

Comments: The report states that the Legal Department and ISD have produced a draft Project Concept Report ("PCR") that looks at the costs and benefits of alternative plans and phases for completing the property database requested by the City Council. The short-term goal is to develop a prototype system that incorporates specialized filing equipment, data format conversion software and digital imaging equipment for conversion of microfilm and paper files into digital files to speed up search and retrieval.

The PCR is currently being finalized and readied for presentation to Legal and Council staff. After the screening and selection of potential service vendors is completed, we anticipate the immediate implementation of data sorting and entry, with a database being ready in approximately six months.

Item J. **EC-10-69** **Transit Department FY 2010, Objective 10 (Public Infrastructure Goal #3) Report** (tgm)

Summary: The Transit Department has initiated a number of programs to fulfill this objective. According to Department Records the Call Volume dropped from nearly 500 calls a week at the beginning of FY 10 to under 100 by the end of the second quarter in FY10. To achieve this reduction the Department instituted a number of programs including:

- Calls are typed into the TDC program and given to Transit employees for action.
- A new system is under design to better categorize incoming calls by severity for priority attention. This process is to be implemented by 2010.
- Transit staff are trained to answer complaint calls as they come in to the system.
- Once a call is directed to an employee to resolve the employee must respond immediately and follow up with an e-mail.
- To improve on time performance of coaches at stops the Trapeze Software is used to provide vehicle location and speed information to dispatchers who can alert drivers if they are ahead or behind of schedule. The trapeze software also provides dispatchers the ability to adjust vehicle positions on any one route if traffic flow along the route is impaired.
- An audit of the Automated Announcement System has been completed and improvements are being evaluated in three areas, 1) bus departure announcements at the Alvarado Transportation Center, 2) announcements at the Park and Ride Facilities and at the rapid ride shelters and 3) bus system information available on personal electronic receiving devices such as PD'As.
- Driver training courses are being updated covering such topics as, customer relations, route system information, fare box use and report completion.
- Improving ADA compliance through review of bus stop and other facility locations such as Rapid Ride Stops and Park and Ride Centers.

Fiscal Impacts: The Department did not provide a cost to implement the programs identified in this program.

Comments: Transit will develop a new metric that better identifies the quality of service the agency is delivering. Measuring customer service satisfaction through complaint calls does not provide a comprehensive set of data. The number of calls received is not just dependent on the number of adverse incidents experienced by customers, but is equally dependent on the confidence a customer has that making a complaint call will

result in resolving an issue. An increase in complaint calls could indicate increased confidence in the system, where as a decrease could reflect a loss of confidence in the agency's ability to address customer issues. In addition, changes in call volumes must also account for changes in ridership volumes.

Item K. **EC-10-70** **Transit Department FY 2010, Objective 9 (Public Infrastructure Goal #3) Report** (tgm)

Summary: A Transit "Security and Emergency Preparedness Plan (SEPP)" revision 9 as required by the U.S. Department of Transportation as controlled under 49 CFR parts 15 and 1520 is under development. The SEPP addresses the following areas: 1) Security monitoring capabilities for new and existing sites, 2) making surveillance equipment improvements; 3) forging cooperative agreements with law enforcement agencies, 4) developing programs to involve employees and riders in security awareness, and 4) continuing employee security training. Though due to deletion of newly created security positions in the FY11 General Fund Budget some of the improvements will be postponed.

Item L. **R-10-79** **Approving and Authorizing The Filing of Application For A Senior Companion Program Grant With The Corporation For National Service and The New Mexico Aging and Long Term Services Department and Providing For An Appropriation To The Department of Senior Affairs Senior Companion Program In Fiscal Year 2011 (Winter)** (mjl)

Summary: This legislation authorizes acceptance of a grant award from the Corporation for National Service and the NM Aging and Long Term Services Department to support the Senior Companion Program. The Senior Companion Program recruits and places volunteers sixty years of age or older. The volunteers provide companionship and transportation to frail, isolated senior citizens who are at risk of being prematurely institutionalized. The program serves senior citizens living in Bernalillo and Valencia counties as well as several neighboring pueblos. Forty-five seniors provide companionship and transportation to over 180 at-risk seniors. Volunteers are provided a stipend and reimbursement of travel expenses.
Fiscal Impact: The total program budget is $273,833. Of this amount, $103,987 is from the Corporation for National Services, $97,425 is from the New Mexico Aging and Long-Term Services Department, and $72,421, of which $7,755 is for Indirect Costs, paid by the General Fund (110) appropriated in the Transfer to Operating Grants Program (Fund 265).
Comment: This is the 20th year the City has received this grant.

Item M. **R-10-82** **Approving and Authorizing The Filing of Application For A Foster Grandparent Program Grant With The Corporation For National Service and The New Mexico Aging and Long Term Services Department and Providing For An Appropriation To The Department of Senior Affairs Foster Grandparent Program In Fiscal Year 2011 (Harris, by request)** (mjl)

Summary: This legislation authorizes the filing of a grant application award by the Department of Senior Affairs to the Corporation for National Service and the NM Aging and Long Term Services Department to support the Foster Grandparent Program. The Foster Grandparent Program provides funding for volunteers to work with "special needs" children in schools, hospitals, correctional institutions, Head Start programs and non-profit day care centers. One hundred senior citizens work with over 200 children. The volunteers provide one-on-one interaction with the children. Volunteers are provided a stipend and reimbursement of travel expenses.
Fiscal Impact: The total program budget is $436,068. Of this amount, $168,016 is from the Corporation for National Services, $172,236 is from the New Mexico Aging and Long-Term Services Department, and $95,789, of which $10,373 is for Indirect Costs, paid by the General Fund (110) appropriated in the Transfer to Operating Grants Program (Fund 265).
Comments: This is the 28th year that City has received this grant. In addition to the social benefit of the interaction between the Foster Grandparents and the children, the grant also provides some additional income to lower income senior citizens.

Item N. **R-10-83** **Approving and Authorizing The Filing of Application For A Grant From The Corporation For National Service and The New Mexico Aging and Long Term Services Department and Providing For An Appropriation To The Department of Senior Affairs Retired and Senior Volunteer Program In Fiscal Year 2011 (Cook, by request)** (mjl)

Summary: This legislation authorizes the filing of a grant application to the Corporation for National Service and the NM Aging and Long Term Services Department to support the Retired and Senior Volunteer Program (RSVP). RSVP provides opportunities for over 1,400 low-income seniors. Volunteers teach classes in computer literacy, languages and arts at the senior centers. Seniors also volunteer at the BioPark, Rio Grande Nature Center. Volunteers receive reimbursement for meals and transportation costs, supplemental accident and liability insurance.
Fiscal Impact: The total grant award is $236,102. Of this amount, $55,279 is from the Corporation for National Services, $49,856 is from the New Mexico Aging and Long

Term Services Department and $130,967, of which $10,231 is for Indirect Costs, will be paid by the General Fund (110) appropriated in the Transfer to Operating Grants Program (Fund 265).
Comment: This is the 36th year the City has received this grant.

Item O. **EC-10-76** **Priority Objective Report, Goal 6, Objective 6, Recruit a Film Post-production Facility, FY 2009** (ger)

Summary: EC-10-76 is a FY09 Priority Objective report from the Economic Development Department regarding recruitment of a film post-production facility to Albuquerque. The report indicates Sony Imageworks moved into the Qwest Building during FY09. Forty Imageworks artists have relocated to Albuquerque with an average salary of approximately $100,000 per year.
Fiscal Impact: none
Questions: The report indicates the company plans to ramp up to almost 200 employees over time. What is the current status of the expansion?

Item P. **EC-10-77** **Priority Objective Report, Goal 6, Objective 2, Host a New Mexico Film and Music Summit, FY 2010** (ger)

Summary: EC-10-77 is a Priority Objective Report from the Economic Development Department regarding the New Mexico Music in Film Summit. The report simply indicates the Summit took place September 18 and 19, 2009 at the Kimo Theater. Over 400 people registered and attended the Summit and its various events. The event provided educational and networking opportunities for local musicians.
Fiscal Impact. None. Existing resources were used for promotion of the event.

Item Q. **EC-10-88** **Goal 6, Objective 3, Host a Digital Media Summit, FY 2010 Priority Objective Report** (ger)

Summary: This is a priority objective report from the Economic Development Department. The objective called for the department to host a Digital Media Summit to explore tapping into the technology of Sandia National Labs and UNM to aid in recruitment of film post-production business to Albuquerque. The report states that a summit was held in December 2009 and was attended by top NM film and digital media academics, administrators and industry professionals, including scientists from Sandia National Laboratories and the University of NM. The group decided to meet quarterly, with their most recent meeting taking place on March 4, 2010.
Fiscal Impact: none
Comments: No real success or measurable outcomes are mentioned; however, the report indicates the group intends to raise visibility for Albuquerque, develop better relationships with research labs, create a NM Digital Alliance, and explore other potential collaboration opportunities.

Item R. **EC-10-125** **Bid for New Mexico Municipal League 2014 Annual Conference in Albuquerque** (dlt)

Summary: The EC requests approval to bid on hosting the New Mexico Municipal League annual Conference in Albuquerque in 2014.
Fiscal Impact: The City will incur costs (including in-kind) of $50,000 to $75,000 from the FY2015 General Fund Budget.
Estimated direct spending for this conference is $366,580.
Comments: The deadline for submitting applications is April 15, 2010. The City's bid was submitted by the deadline, prior to the approval (to bid) by the Council. A formal bid presentation is scheduled for June 5, which will have taken place prior to council approval.
Questions: Should the Council approve a process that has already taken place?

Item S. **EC-10-68** **Status FY10 Goal 3, Objective 5 - I-40 Pedestrian and Bicycle Bridge over the Rio Grande** (tgm)

Summary: Goal 3, Objective 5 states. "Begin the construction of the I-40 Pedestrian and Bicycle Bridge over the Rio Grande. Report progress to the Mayor and the City Council by the end of fourth quarter FY/10 (DMD, Design Recovered Storm Drainage and Transport)".
Comment: Construction of the I-40 Pedestrian and Bicycle Bridge over the Rio Grande and an access trail to Miami Road is scheduled for completion in late Fall of 2011.

Item T. **EC-10-72** **Status FY09 Goal 4, Objective 2 - Big I Landscaping Phase 4** (tgm)

Summary: The 33 acres that comprised phase 4 was completed in the January of 2010.
Fiscal Impact: The cost of the project was $6,400,000. Annual maintenance costs were not provided.

Item U. **EC-10-140** **Mayor's Recommendation of Bohannan-Huston, Inc. for Engineering Consultants for Update of Storm Drainage Master Plan** (tgm)

Summary: This Executive Communication approves a contract for planning services to update the 1997 Storm Drainage Master Plan, which has not been updated since 1997. As a result programming drainage projects and coordination these projects with other capital projects is based on outdated or incomplete information. Partly this is due to the City reliance on paper reports that become quickly outdated and are hard to update.

The work tasks will include planning, design, engineering and other related services. The planning process will review the status of capital projects identified in the

1997 Storm Drainage Master Plan Update and more recent drainage master plans. Previous cost estimates and priorities for drainage master plan projects will be updated and a GIS-based tracking system for master plan projects will be created that provides a means to evaluate the effects of new drainage projects on the drainage master plans as each project is completed.
It will also allow for a measurement of the effectiveness of the City storm drainage management program and the level to which needs are unmet. In turn this will provide a means to reprioritize master plan projects to account for the effects of capital projects and private development since 1996.

Four Firms submitted proposals for the projects, three firms were evaluated, Bohannan-Huston, URS Corp and Thompson Engineering Consultants. The SAC Committee rated the URS Corp proposal the highest but the contract was awarded to Bohannan-Huston to account for local preference.
Fiscal Impact: Estimated fee is $180,000 to be paid from 09 G.O. Bond Funds.
Comments: The EPA is enforcing on the City's failure to meet the requirements of the

Item V. **EC-10-141** **Mayor's Recommendation of Smith Engineering, Inc. for Engineering Consultants for Alameda Boulevard Widening - San Pedro to Wyoming** (tgm)

Summary: This project is for partial design of the full four lanes and cross-section of Alameda Boulevard between San Pedro Road and Louisiana Boulevard. Once constructed, the project will provide safe access to the new subdivisions in the surrounding area. The scope of the contract will include surveying, preliminary design plans for a four lane arterial standard roadway with medians, mainline, storm drainage, side ditches, with interim catch basins, turn lanes, a signalized intersection at San Pedro, some work related to the acquisition of ROW, preparation of construction documents an some landscaping. Coordination will be required with AMAFCA, the Water Utility Authority, Environmental Health and the State Health Department. This project will reduce flooding for the areas along Alameda and will improve traffic safety in within the right of way.

Ten firms submitted proposals for the project. Three firms were evaluated, including, Smith Engineering, PB Americas and Huitt-Zollars with the Smith Engineering proposal ranked highest by the committee.
Fiscal Impact: The estimated design cost is $1,000,000 and $1,950,000 is available in 09 City G.O. Bond funds. This project will be constructed in phases as additional funding is acquired from future G.O. Bonds, the ¼ transportation tax, impact fees and SIA and storm drain funds.

Item W. **EC-10-43** **Approval of Lease Agreement between the City of Albuquerque and Isshin Ryu Club, Inc.** (btt)

Summary: This is a lease to the Isshin Ryu Club, Inc. of a City owned building located at 1314 Gibson Blvd. SE. The building is currently occupied by the Club. The City provides all utilities. The facility acts as a satellite to the Thomas Bell Community Center. The lease is for two years. The club will pay $1200 annually plus provide services valued at $27,390 annually. The services provided for the $27, 390 are training to 30 participants at a minimum of twice a week in karate, aerobics or personal fitness training. The City already has contracts with the Club to provide these same types of services and the lease will provide for additional participants in addition to those already covered by City contracts.

Comments: The lease and the cover analysis state that the Club will provide services to "qualified residents." § 5A(1) of the lease provides that the building will ***only*** be used to provide services to "qualified residents of the City." There is no indication of who is a "qualified resident." Without knowing who a "qualified resident" is it is not clear who is getting the benefit of the $27,390 in services.

State law, at § 3-54-1, provides that when City real property is leased that there shall be an appraisal presented to the governing body [City Council]. No appraisal is attached to the lease:

> B. A municipality may lease ... real property having an appraised value in excess of twenty-five thousand dollars ($25,000) by public or private sale or lease... The value of municipal ... real property to be leased...shall be determined by the appraised value of the ... real property and not by the value of the lease. An appraisal shall be made by a qualified appraiser and submitted in writing to the governing body....

Fiscal Impact: The City will receive $2400 over two years. The City will pay an undisclosed amount for utilities.

Questions: What is the value of the other contracts paid by the City to the Club? What is the value of any improvements made to the property by the City?

Does the Club reject paying customers who are not "qualified residents" and what is a "qualified resident"?

Is there an existing lease with the Club and if so was it approved by the City Council?

Item X. **EC-10-129** **FY/10 Department of Family & Community Services, Goal 1, Priority Objective #9 Report Regarding Roadrunner Food Bank** (mjl)

Summary: This EC transmits a report on the status of a FY/10 contract with Roadrunner Food Bank. $250,000 was appropriated in the FY/10 General Fund budget. The contract with Roadrunner was signed in January 2010.

The City funds granted enabled Roadrunner to expand food distribution by over 800,000 pounds. By mid-year FY/10 over 400,000 pounds of food had been distributed.

Fiscal Impact: None
Comments: The report was due September 30, 2009. The contract, which should have been effective July 1, 2009, was not executed until January 2010.

Item Y. **EC-10-130** **FY/09 Department of Family & Community Services, Goal 1, Priority Objective #21 Report Regarding Day Shelter Services for Homeless Women** (mjl)

Summary: This EC transmits a report on the status of developing a day shelter program for women who are homeless. There are very few shelter services available to women and all day services are co-ed. Staff of the Department of Family and Community Services has met with representatives from agencies that provide services to the homeless to discuss potential locations. The report did not specify if any suitable locations have been found.
Fiscal Impact: None related to the report. However, the lack of funds to operate such a center precludes acquisition or expansion of any property.
Comment: Though it does not appear feasible to address this problem in the immediate future, the need for segregated services for women who are homeless remains.

Item Z. **EC-10-131** **FY/09 Department of Family & Community Services, Goal 1, Priority Objective #22 Report Regarding Supportive Services to the Homeless** (mjl)

Summary: This EC transmits a report on the status of developing a data base of services available to persons who are homeless. This data base was to be provided to 311 operators to assist them in providing accurate and current information on available services. Department of Family and Community Staff developed a webpage (<http://www.cabq.gov/family/homeless-services>) detailing resources. Included on the webpage are service categories such as emergency shelters, housing programs, childcare, employment services, eviction prevention, health care, meals, motel vouchers and other services. Links are available. 311 can use this page to assist persons who do not have access to a computer.
Fiscal Impact: None
Comments: DFCS considers this objective complete. While the webpage does list a number or services, the ones listed are funded through DFCS. However, there are many more services provided to persons that are homeless that are not funded through the City. DFCS should consider expanding the webpage to include non-City funded services.

Item AA. **EC-10-132**

FY/09 Department of Family & Community Services, Goal 1, Priority Objective #19 Report Regarding Mental Health Services (mjl)

Summary: This EC transmits a report on the status developing sustainable programs to address student mental health issues. The objective was developed by the Administration as the result of several teen suicides linked to depression that occurred in 2009. In partnership with the Albuquerque Public Schools, a contract was executed with the American Psychiatric Institute to conduct two trainings for APS teachers and City staff who work with youth. One training session was held on October 23, 2009. Fifty people attended the session. The majority were teachers from APS (44). The second training was not held. The contract with the American Psychiatric Foundation expired on December 31, 2009.

Fiscal Impact: None

Comments: The report says the Objective was developed by Paul Broome, "who was on City Council Staff". Mr. Broome was a City employee working out of the Mayor's office.

Item BB. **EC-10-157**

First Supplemental Agreement with T&C Management Increasing Their Agreement From $1,985,504 to $4,715,572 Using Neighborhood Stabilization Program (NSP) Funds and Increasing the Number of Foreclosed Units T&C Can Purchase, Rehabilitate, Rent and Manage from 32 to 76 (mjl)

Summary: This legislation transmits a request to enter into a supplemental agreement with T&C Management to increase the amount of funding and the number of rental housing to be acquired, renovated and rented. The original agreement (R-09-572), approved in November 2009, specified that during Phase I, T&C would acquire a minimum of 10 foreclosed rental units, renovate the units and rent them to low- and lower-income families. Phase II of the contract included the acquisition, rehabilitation and rental of an additional 22 units.

The supplemental agreement provides funding to acquire an additional 32 units. Specifically, T&C proposes acquiring the 32 unit apartment complex located at 1720 Atrisco NW. This property was shut down by the Safe City Strike Force on New Year's Eve for numerous code issues including inoperable wall heaters.

NSP funds are restricted to acquiring and renovating properties located in census tracts where at least 51% of the residents have incomes below 120% of area median income, a high percentage of foreclosed properties and high percentage of subprime loans. The property must either be foreclosed or eligible for purchase through a deed in lieu of foreclosure. The Atrisco property meets these requirements.

All of the units will be rented to households earning less than 80% area median income (AMI). 70% will be rented to persons below 50% of AMI. Rent is also capped to

the levels established through the Low Income Housing Tax Credit program. For example, a family of four earning less than 50% AMI in a two bedroom unit would not pay more the $558 (including utilities) a month. T&C must retain ownership of the project through December 31, 2010. After that date they may sell the property. However, the units must remain affordable. The term of affordability is based on the amount of funds spent on acquiring and rehabilitating the units. Based on the estimated dollar cost per unit, the units will remain affordable for a minimum of 15 years. This affordability period will be protected through restrictive covenants filed on the property.

The cost to purchase the 1720 Atrisco complex is $1,018,500. Estimated renovation costs are $645,757. Carrying costs and Develop Fees are an additional $159,140. Total project cost is $1,823,397. A per unit cost for construction, renovation and associated fees equals $56,981.

Fiscal Impact: This amendment increases the contract from $1,985,504 to $4,715,572, an increase of $2,730,068. The funds are a pass-through grant from the U. S. Department of Housing and Urban Development, Neighborhood Stabilization Program, through the State of New Mexico. The funds have been appropriated in the Community Develop Fund, Fund 205.

T&C has already committed $1,111,485 for the acquisition and renovation of four properties (15 units) in Trumbull and LeMesa. In addition to the 1720 Atrisco acquisition three additional properties in Trumbull are in negotiation. If all the properties are secured, a total of 75 units will have been purchased.

Comments: T&C has purchased four properties in Trumbull and Ls Mesa under the terms of the original contract. These four properties include a total of 15 units. The average price per unit, including acquisition and associated fees, was $74,000.

Item CC. **R-10-64** **Appropriating District Benefit Fees To The Downtown Business Improvement District In Accordance With The Approved Budget (Benton, by request)** (ksr)

Summary: This Resolution requests Council approval to appropriate $725,396 worth of district benefit fees for the purpose of carrying out the goals and objectives of the Downtown Business Improvement District (BID). The Downtown BID was created by Ordinance No. 38-2000, which established the boundaries and benefit fees of the BID and set forth the improvements that are to be provided by the BID. O-2000-38 also described Administrative Operations to be assumed by the City, including "Council approval of the annual budget, assessment of the annual benefit fee, and approval of the annual report..."

Attached to R-10-64 are a number of documents provided by the BID, including the 2010 BID Budget Proposal, a report of the BID's 2009 Annual Results, and an audit of the BID's Financial Statements for years ended December 31, 2007 and 2008.

The 2010 BID Budget Proposal includes proposed expenditures in the following program areas:

$310,376 (44%)	Hospitality/Safe & Clean Services
$275,104 (39%)	Image Enhancement
$ 42,323 (6%)	Administration/Clerical Personnel

$ 77,593 (11%)	Miscellaneous Program Costs
$705,396	Total Programmed Expenditures

The report of the BID's 2009 Annual Results includes a summary of the annual survey that the Downtown Action Team, which was appointed to serve as the BID Management Committee to administer and implement BID programs, conducts. It also contains brief summaries of each of the program areas on which the BID has focused its efforts in the previous year. Overall, the report suggests that the BID accomplished a great deal in 2009 and continues to carry out the charges as described in O-2000-38.
Comments: None.
Fiscal Impact: The funds appropriated in this resolution have no impact on the City's General Fund, as they are funds that are collected as part of a special property tax assessment on properties within the Downtown BID area.
Questions: The resolution says that the district benefit fees are being appropriated for "calendar year 2010." Given that nearly half of the year is over already, how is the BID affected by the delay in approval of this appropriation?

Item DD. **R-10-67** **Nuisance Abatement at 3100 San Joaquin Ave SE (Garduño, by request)** (jnm)

Summary: The Safe City Strike Force Division of the Legal Department has investigated the condition of said building, structure of premises and has found same to be so ruined, damaged and dilapidated that it constitutes a menace to the public comfort, health, peace or safety and warrants abatement and removal.
Fiscal Impact: The fiscal impact cost for demolition is projected at $30,355.00 from the General Fund. Upon completion of demolition, a lien will be field which includes a demand for payment addressed to said owner.
Comments: None.
Questions: None.

Item EE. **R-10-68** **Nuisance Abatement at 806 Laguayra Dr NE (Garduño, by request)** (jnm)
Robert McNeil Esq.

Summary: The Safe City Strike Force Division of the Legal Department has investigated the condition of said building, structure of premises and has found same to be so ruined, damaged and dilapidated that it constitutes a menace to the public comfort, health, peace or safety and warrants abatement and removal.
Fiscal Impact: The fiscal impact cost for demolition is projected at $14,840.00 from the General Fund. Upon completion of demolition, a lien will be field which includes a demand for payment addressed to said owner.
Comments: None.
Questions: None.

Item FF. **R-10-69** **Nuisance Abatement at 1805 Morningrise Pl SE (Garduño, by request)** (jnm)

Summary: The Safe City Strike Force Division of the Legal Department has investigated the condition of said building, structure of premises and has found same to be so ruined, damaged and dilapidated that it constitutes a menace to the public comfort, health, peace or safety and warrants abatement and removal.
Fiscal Impact: The fiscal impact cost for demolition is projected at $11,000.00 from the General Fund. Upon completion of demolition, a lien will be field which includes a demand for payment addressed to said owner.
Comments: None.
Questions: None.

Item GG. **R-10-70** **Nuisance Abatement at 1909 High St SE (Benton, by request)** (drd)

Summary: Inspection by the City's Residential Code Enforcement Division have determined that the structure to be so ruined, damaged and dilapidated that it constitutes a menace to the public comfort, health, peace or safety and warrants abatement and removal.
Fiscal Impact: Estimated cost of demolition is $10,420.00. Upon completion of demolition, a lien will be filed against the property.
Comments: In November 2007, the property was first inspected and Notice and Order posted. In December 2007, the inspector met with the property owner to explain the Notice and Order and the owner's options. The inspector referred her to the Housing Rehabilitation Program. No work was completed to bring the property into compliance. The Housing Rehabilitation Program was terminated in 2008, but an inquiry list has been maintained. The program is being revived, and for the last six months Family & Community Services staff have contacted property owners on the inquiry list via phone and mail to confirm interest in the renewed program. Over 200 individuals from the inquiry list have been successfully contacted; all attempts to contact the owner of this property have failed. The property is severely dilapidated and no attempts have been made to date bring the property into compliance.
Questions: Has the proper notification and legal process been conducted, complying with municipal and state condemnation regulations since the order was posted in 2007?

Item HH. **R-10-71** **Nuisance Abatement at 2745 Jefferson NE (O'Malley, by request)** (ksp)

Summary: Upon numerous inspections over several decades by the City's Code Enforcement Division, it has been determined that the structure on this property is substandard, and poses a hazard to the community.
Fiscal Impact: Estimated cost of demolition of the house is projected at $9,240.00.
Comments: The property owner, Mr. James Eden, left his property in 1954 to go into the service and then work on the Alaskan Pipeline. Since 1954, the property has had no water, sewer, or trash service. There are also numerous electrical problems with the

home and has large holes in the roof. Every wall in the home is pilled high was junk. Mr. Eden owns 4 commercial properties on Susan NE where he also lives. The neighborhood association believes that the property on Jefferson was boarded up and condemned back in 1975 but the Planning Department has no records prior to 2008. Neighbors say that Mr. Eden has occupied this property sporadically over the past 16 years. Some of the neighbor's complaints include: hording, weed and litter, defecating in the yard, violence, and using the fire hydrant for water. The property was boarded up by Code Enforcement back in November of 2008. The Notice and Order was generated and sent to the owner of record Mr. James Eden. To date no work has been done to bring the structure into compliance. The surrounding neighborhood is tired of this nuisance and would like to see action taken to demolish the property.

Questions:

1. Is the property structurally sound?
2. Can the property by brought back into compliance?
3. Has the proper notification and legal requirement process been conducted by the Code Enforcement Inspector since the order was posted back in 2008?
2. Is the City administration satisfied that all legal requirements have been met regarding the owners' property rights?
3. Has the City complied with municipal and state condemnation regulations?

Item II. **R-10-72** **Nuisance Abatement at 3106 Monroe St NE (O'Malley, by request)** (ksp)

Summary: An inspection by the City's Code Enforcement Division has determined that the structure on this property is abandoned and substandard. The structures are posing as a hazard to the community.

Fiscal Impact: Estimated cost of demolition of the house is projected at $18,230.00.

Comments: The property was damaged by a fire which caused the integrity of the structure to become compromised and is now unsafe. The property was boarded up by Code Enforcement back in April of 2008. The Notice and Order was generated and sent to the owners of record, Mr. and Mrs. David Meyers. To date no work has been done to bring the structure into compliance. The surrounding neighborhood is tired of this nuisance and would like to see action taken to demolish the property before someone gets hurt.

Questions:

1. Has the proper notification and legal requirement process been conducted by the Code Enforcement Inspector since the order was posted back in 2008?
2. Is the City administration satisfied that all legal requirements have been met regarding the owners' property rights?
3. Has the City complied with municipal and state condemnation regulations?

Item JJ. **R-10-74** **Nuisance Abatement at 206 Candelaria Rd NW (O'Malley, by request)** (ksp)

Summary: An inspection by the City's Code Enforcement Division has determined that the structure on this property is abandoned and substandard. The structures are posing as a hazard to the community.

Fiscal Impact: Estimated cost of demolition of the house on 206 Candelaria is projected at $10,740.00 and the cost for 210 Candelaria is estimated at $11,480.00.

Comments: These property has been abandoned and are in great disrepair. The properties have serious electrical problems, the floors are unsound, and there are no utilities. The owner Mr. Andrade is very ill and does not want to do the repairs needed. The properties were boarded up by Code Enforcement back in March of 2008. The Notice and Order was generated and sent to the owners of record, Mr. and Mrs. Jose Andrade. To date no work has been done to bring the structures into compliance. The surrounding neighborhood is tired of this nuisance and would like to see action taken to demolish the properties before someone gets hurt.

Questions:

1. Has the proper notification and legal requirement process been conducted by the Code Enforcement Inspector since the order was posted back in 2008?
2. Is the City administration satisfied that all legal requirements have been met regarding the owners' property rights?
3. Has the City complied with municipal and state condemnation regulations?

Item KK. **R-10-75** **Nuisance Abatement at 210 Candelaria Rd NW (O'Malley, by request)** (ksp)

Summary: An inspection by the City's Code Enforcement Division has determined that the structure on this property is abandoned and substandard. The structures are posing as a hazard to the community.

Fiscal Impact: Estimated cost of demolition of the house on 206 Candelaria is projected at $10,740.00 and the cost for 210 Candelaria is estimated at $11,480.00.

Comments: These property has been abandoned and are in great disrepair. The properties have serious electrical problems, the floors are unsound, and there are no utilities. The owner Mr. Andrade is very ill and does not want to do the repairs needed. The properties were boarded up by Code Enforcement back in March of 2008. The Notice and Order was generated and sent to the owners of record, Mr. and Mrs. Jose Andrade. To date no work has been done to bring the structures into compliance. The surrounding neighborhood is tired of this nuisance and would like to see action taken to demolish the properties before someone gets hurt.

Questions:

1. Has the proper notification and legal requirement process been conducted by the Code Enforcement Inspector since the order was posted back in 2008?
2. Is the City administration satisfied that all legal requirements have been met regarding the owners' property rights?
3. Has the City complied with municipal and state condemnation regulations?

Item LL. **R-10-76** **Nuisance Abatement at 2327 William St SE (Benton, by request)** (drd)

Summary: Inspection by the City's Residential Code Enforcement Division have determined that the structure to be so ruined, damaged and dilapidated that it constitutes a menace to the public comfort, health, peace or safety and warrants abatement and removal.
Fiscal Impact: Estimated cost of demolition is $8,290.00. Upon completion of demolition, a lien will be filed against the property.
Comments: Notice and Order was first posted in March 2009. The City awarded bid to board and secure the property in May 2009, and a lien was filed on the property for the cost. No attempts have been made to date to bring the property into compliance.
Questions: Has the proper notification and legal process been conducted, complying with municipal and state condemnation regulations since the order was posted?

Summary: EC-10-76 is a FY09 Priority Objective report from the Economic Development Department regarding recruitment of a film post-production facility to Albuquerque. The report indicates Sony Imageworks moved into the Qwest Building during FY09. Forty Imageworks artists have relocated to Albuquerque with an average salary of approximately $100,000 per year.
Fiscal Impact: none
Questions: The report indicates the company plans to ramp up to almost 200 employees over time. What is the current status of the expansion?

Item MM. **R-10-77** **Nuisance Abatement at 1321 Barelas Rd SW (Benton, by request)** (drd)

Summary: Inspection by the City's Residential Code Enforcement Division have determined that the structure to be so ruined, damaged and dilapidated that it constitutes a menace to the public comfort, health, peace or safety and warrants abatement and removal.
Fiscal Impact: Estimated cost of demolition is $11,990.00. Upon completion of demolition, a lien will be filed against the property.
Comments: This property includes a main dwelling structure and a smaller, secondary building at the front of the property. It was inspected by Ed Boles, the Planning Department's Historic Preservation Planner, in 1997. The structures are estimated to have been constructed in the 1890's and ownership records date to 1907. Mr. Boles' inventory shows the property's architectural contribution to surroundings a "plus" and the significance to be "of interest/contributing." The inventory indicates the condition at that time to be "fair/deteriorated." Mr. Boles noted structural damage to the accessory building, which is still standing 23 years later. Although it has historical significance, the property has no official historical designation.

This property is listed in the Barelas Sector Development Plan as a Historic Property, having been identified as such in 1980 by the Historic Landmarks Team. The Plan lists "preservation" as a primary goal.

The property was first inspected by Code Enforcement and Notice and Order posted in February 2009. The cited conditions were each structural hazards. One owner of record told inspectors in June 2009 that the property was tied up in court action / probate court in June, August, and December 2009 and that he would proof of ownership and a letter of intent regarding the property. The property was noted as "Secure" by Code Enforcement in September and November 2009. The case file notes that the owner met with the Inspector on February 1, 2010 to discuss issues with the property.

Questions: Has Code Enforcement received calls about this property? Does the property qualify as being "so ruined, damaged and dilapidated that it constitutes a menace to the public comfort, health, peace or safety?" Is the property still in probate? What intentions for the property did the owner indicate at the February 2010 meeting?

Item NN. **R-10-81** **Approving The FY2011 Audit Plan As Submitted By The Accountability In Government Oversight Committee (Lewis, by request)** (mjl)

Summary: This EC transmits the FY/11 Audit Plan for the Office of Internal Audit and Investigations (OIAI). The plan has been approved by the Accountability in Government Oversight Committee. Audits are selected and prioritized using a risk-based approach. Audits considered for the Plan are compiled from suggestions by OIAI staff, Administration and city council. Part of the Plan is devoted to follow-up on prior audits, review of financial reports, contract audits, special audits and cash counts. The Audit Plan is established independent of prior years' Plans meaning if an audit was scheduled but not started in a prior Plan period, it does not automatically carry forward.

Audits planned for FY/11 are as follows:

ABQ Ride & DMD	City Wide
Transportation Infrastructure Tax	Information Technology Disaster Recovery Plan
Albuquerque Fire Department	Department of Municipal Development
Sworn Overtime	On-Call Contracting Process
Solid Waste Management Department	Animal Welfare Department
Recycling Program	Fiscal Division
City Wide	Albuquerque Fire Department
Take-Home Vehicle	Fleet Management
Legal Department	Albuquerque Fire Department
Safe City Strike Force	Comprehensive Information Systems Project
Dept. of Finance and Administration	Planning Department
Procurement Process	Permits

Fiscal Impact: None

Comments: It appears that because of staff shortages the OIAI has not completed many of the scheduled audits from past years. And, because each year's Audit Plan is developed independent of previously planned, but not yet started audits, areas or programs that City Council or the Administration feel are worthy of audit are dropped from the list. For example, an audit of Albuquerque Fire Department's License and Certification Requirements was planned for FY/09 and FY/10. The audit was never done. It is not on the FY/11 Plan. This also applies to an audit of the Department of Family and Community Services/Community Development Corporations and City

Boards and Commissions. Audits scheduled in FY/10, not started and not included in the FY/11 Plan include City-wide audit of the American Recovery and Reinvestment Act funds, social service contracts, and payroll processing. While it is recognized that new priorities arise some special consideration might be made for conducting audits on areas that were previously considered significant enough to be in the Audit Plan.

Item OO. **EC-10-127** **Approval of the Double Eagle II Airport Hangar Lease and Agreement Between the City of Albuquerque and Bode Aero Services, Inc.** (btt)

Summary: This EC requests Council approval for Bode Aero Services to lease an aircraft hangar at Double Eagle II Airport.

The term of this agreement is five years. The parties may mutually agree to a five year extension.

Fiscal Impact: Rent is $72,000 per year.

Comments: The City is currently in litigation with Bode. This lease is unrelated to that litigation. The terms of this lease appear to be consistent with other City leases of aircraft hangars.

Questions: None

Item PP. **EC-10-82** **Contract for Fabrication and Installation of the "Flyway" Project for Open Space Visitor Center** (dlt)

Summary: The EC approves a contract for design, fabrication and installation of Land Art work for the Open Space Visitor Center located in District 5. The contractor is a local artist, Robert Wilson, whose project was selected from over 45 submissions

Fiscal Impact: The contract amount is $180,000 which is funded from 1% for Art from the 2007 Parks and Recreation Bond.

Comments: The project was selected by a committee which included three neighborhood representatives; two arts board representatives, two professional artists, three representatives of the Open Space Division and a Council Staff member representing District 5 in accordance with Public Art Program procedures. The process began before the election of the new District 5 Councilor and he has been briefed and approves of the project (according to his staff).

Questions: None

Item QQ. **O-10-7**

Amending Section 6-1-1-2 and Subsection 6-1-1-8(C) ROA 1994 To Prohibit Property Holder's Associations From Requiring Turf Grass, Limiting Xeriscaping, Efficient Irrigation Systems Or Water Conservation (Benton) (btt)

Summary: Restrictive covenants are frequently used to limit how property owners in a particular area may use their property. In 2004 the City by ordinance placed limits on the use of restrictive covenants that impacted water conservation in landscaping. Specifically, the ordinance prohibited the use of restrictive covenants that prohibited: installing efficient irrigation systems, including underground drip systems or using rain barrels or other water harvesting devices.

That ordinance also provided that a restrictive covenant could not require high water use turf on more than 20% of the landscape area. Homeowner's associations were, by the 2004 ordinance, limited in their ability to prevent xeriscaping. They could limit it but not prevent it.

The proposed amendment would expand on the 2004 ordinance and prohibit any limitation on xeriscaping. No amount of high water use turf or plants could be required by a restrictive covenant.

Fiscal Impact: There is no fiscal impact.

Comments: A restrictive covenant is a contract between property owners under which they each promise not to do something. Under the New Mexico and United States Constitutions there is a prohibition on any government taking an action that will impair an existing contract. This bill constitutes the impairment of an existing contract.

There is an exception to the constitutional limits on impairment of contract. There can be an impairment of contract where there is a public policy that outweighs the need to preserve the right to contract. As examples: federal civil rights laws that prevent discrimination in home sales outweigh the need to protect restrictive covenants that prohibit houses form being sold to certain minorities; a state law allowing the discovery of medical records by an injured patient was upheld in spite of a pre-existing contract between the doctor and the hospital promising confidentiality.

Whether the City's interest in reducing water use would outweigh the right of a homeowners association to require turf grass is an open question. As a practical matter, if the City's ordinance was challenged it would most likely arise in a lawsuit between the individual installing xeriscaping and the neighborhood association. It is unlikely the City would be involved.

Questions: How many areas of the City are covered by restrictive covenants that require the installation of turf grass?

Item RR. **R-10-87** **Appropriating Funds To Implement Second Phase of The Transportation Infrastructure Tax, and Amending The Capital Implementation Program of The City of Albuquerque By Approving New Projects (Sanchez, Benton)** (jkz, tgm)

Summary: This Resolution does two things: first, it approves a detailed 10-year plan for the expenditure of the extension of the Transportation Infrastructure Tax, and; second, it appropriates the first year of funding for that tax.

Fiscal Impact: The 10-year extension of the Transportation Infrastructure Tax was approved by voters in October of 2009, and the extended tax will take effect on July 1, 2010. The plan included in this Resolution assumes that the ¼ cent tax will generate $33 million per year for the 10-year life of the tax. This is a conservative number. For purposes of the FY/11 budget, a ¼ cent increment of GRT was estimated to generate approximately $35 million - even after 20 straight months of decline.

Comments: The plan allocates Transportation Tax funding in the following amounts each year:

Category	*Required Percentage*	*Plan Percentage*	*Annual Amount*
Road Rehabilitation	Not less than 31%	31%	$10,370,000
Road Deficiencies	Not more than 15%	15%	$ 5,000,000
Road Maintenance	12%	12%	$ 4,100,000
Trails and Bikeways	5%	5%	$ 1,650,000
Transit	36%	36%	$11,880,000
		Annual Total	$33,000,000

Specific projects are not listed for the Road Rehabilitation, Road Maintenance and Trails & Bikeways categories in the plan. Specific projects are listed for the Road Deficiencies portion of the plan totaling $5,000,000 each year.

The specific Road Deficiency projects listed, by year, are:

FY/2011	
Wyoming Widening - San Antonio/Harper to Paseo del Norte	$ 3,000,000
Unser Widening - Irving to Sandoval County Line	$ 2,000,000
FY/2012	
Great Streets - West Rio Grande to 8th Street	$ 2,000,000
Unser Widening - I-40 to Ouray	$ 3,000,000
FY/2013	
Great Streets - West Central - Rio Grande to 8th Street	$ 2,000,000
Alameda Widening - I-25 to Wyoming	$ 3,000,000
FY/2014	
Osuna Widening - Edith to I-25	$ 3,000,000
Channel Road Improvements - Osuna to Alameda	$ 2,000,000
FY/2015	
Channel Road Improvements - Osuna to Alameda	$ 5,000,000
FY/2016	
Channel Road Improvements - Osuna to Alameda	$ 5,000,000
FY/2017	
Great Streets - West Central - Rio Grande to 8th Street	$ 2,500,000

Great Streets - East Central - Girard to Tramway	$ 2,500,000
FY/2018	
Alameda Widening - Edith to I-25	$ 5,000,000
FY/2019	
Menaul Roadway and Median Landscape	$ 4,000,000
Intersection LOS Improvements - City Wide	$ 1,000,000
FY/2020	
Intersection LOS Improvements - City Wide	$ 2,500,000
Paradise Boulevard Widening - Golf Course to Eagle Ranch	$ 2,500,000
Total Deficiency Funding	$50,000,000

Questions:

1. The plan does not include funding for Paseo del Norte and I-25 intersection improvements. What is the future of funding for that project, and will Transportation Infrastructure Tax funding be made available for that project should other sources of funding become available?
2. The plan appropriates $33,000,000 per year, however the tax could generate considerably than that both annually and over the life of the tax. What is the plan for the use of that excess tax revenue, if any?
3. The plan indicates an annual appropriation of $11,880,000 for Transit, however, the Resolution only appropriates $11,200,000 to Transit in FY/11. Why the discrepancy? Is the difference due to the fact that there will only be 11 months of collection during FY/11?
4. In some cases, the plan refers to coordination with the CCIP so that the City can meet its seven year obligation for completing CCIP projects. Does the plan allocate all the funding necessary to complete required CCIP projects within the seven year period? What coordination is being done with the CIP as well as the CCIP to accomplish this?

Item SS. **R-10-103** **Approving an Extension until April 1, 2011 of a Subdivision Improvements Agreement for the Completion of Infrastructure, Including Approximately 800 Feet of Unser Boulevard (Lewis)** (ljm)

Summary: This Resolution is the first of its kind. It seeks Council approval of a Subdivision Improvements Agreement ("SIA") extension until April 1, 2011. SIA's are agreements entered into between the City (Planning Department) and a developer to set out the list of the infrastructure improvements that the developer will build as part of the development of a subdivision and the deadline for completion. The SIA's also require that the developer provide a financial guaranty assuring that the infrastructure will be completed by the deadline and to the satisfaction of the City Engineer. If, by the deadline, the infrastructure is not completed or an extension has not been granted, the City begins the process to "call on" the financial guaranty or foreclose on the statutory lien against the real property. Extensions for SIA's are in most cases approved by the Development Review Board ("DRB"); however, in 2009, the Council amended the Subdivision Ordinance to address its concern that road construction, particularly on the

west side, was not proceeding as efficiently and quickly as possible due to what the Council perceived as:

1. a lack of coordination between the DRB (which was approving road building projects by private developers) and the City's Department of Municipal Development which was directing the City's public road building projects; and
2. the approval of too many requests for SIA extensions.

The amendment to the Subdivision Ordinance required that DMD indicate in writing that it reviewed and agreed to an SIA extension, that the Air Quality Division reviewed the extension request (to address any blowing dust concerns), and that Council approve any extension requests of 12 months or more that involve more than 750 linear feet of "principal arterial" paving.

The 2009 amendment to the Subdivision Ordinance also required that the Council base its decision of whether to approve an extension request on the following criteria:

1. Will the extension be injurious to the public safety, health or welfare, or to the adjacent property, the neighborhood or the community; and
2. Will the extension conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, the applicable zoning ordinance, or any other City ordinances; and
3. Will the extension hinder future planning, public right-of-way acquisition, or the financing of construction of public infrastructure improvements.

As stated above, though the Subdivision Ordinance was amended in 2009, R-10-103 is the first extension approval that has come to the Council. The request for the SIA extension was submitted by Tierra West LLC as agent for AmGo Properties LLC for the subdivision of Sundance Estates Unit 1. There is a map in the packet that shows the subdivision and its location in detail, but it is located east of Unser Blvd., south of Paradise and west of Lyon. AmGo requested the extension for the construction of a portion of Unser and the accompanying storm drain improvements. AmGo's application for an extension states it wants to keep its SIA "in good standing" until construction of the improvements can coincide with the development of its property.

The DRB reviewed the request and its Official Notice of Decision, dated June 2, 2010, recommended approval of the extension of the SIA with an added requirement that the extension be coordinated with DMD's requirements to allow for construction to begin by January 1, 2011 and completed by April 1, 2011. That recommendation is in the packet. DRB considered the criteria that Council must consider in its determination of whether to approve the extension.

DMD's stipulations are set out in the packet from the DRB and are included in the resolution.

Fiscal Impact: None.

Comments: The record includes information that shows all of the ordinance requirements have been met. The involvement of DMD in the process was important because of the need to have coordination between the part of Unser that the City is constructing and the portion to be constructed by AmGo.

Questions: None.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

		SUBDIVISION
		___ Major Subdivision action
		___ Minor Subdivision action
	V	___ Vacation
		___ Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN
	P	___ for Subdivision
		___ for Building Permit
		___ Administrative Amendment (AA)
		___ IP Master Development Plan
	D	___ Cert. of Appropriateness (LUCC)
	L	**STORM DRAINAGE** (Form D)
		___ Storm Drainage Cost Allocation Plan

S	Z	**ZONING & PLANNING**
		___ 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)
		___ Street Name Change (Local & Collector)
	A	**APPEAL / PROTEST of...**
		___ 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.

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100

ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

APPLICANT: Capital Alliance Investments PHONE: 505-828-1100

ADDRESS: 11024 Montgomery Blvd. NE Suite 348 FAX: 505-823-9441

CITY: Albuquerque STATE NM ZIP 87111 E-MAIL:

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

DESCRIPTION OF REQUEST: Extension of the SIA for Temporary Deferral of Sidewalk Construction

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

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

Lot or Tract No. Units 1 and Unit 1-B Block: Unit:

Subdiv/Addn/TBKA: Sundance Estates

Existing Zoning: R-LT Proposed zoning: No Change MRGCD Map No

Zone Atlas page(s): B-11 UPC Code: 101106507203930302/ 101106507203930302 & 101106513900530301

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 # 1002632

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No

No. of **existing** lots: 166/ No. of **proposed** lots: No ChangeTotal area of site (acres): 32.3+/- &

LOCATION OF PROPERTY BY STREETS: On or Near: Lyon Boulevard NW

Between: Paradise Blvd. NW and Proposed Unser Alignment

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

SIGNATURE DATE 6/21/10

(Print) Ronald R. Bohannan, P.E. Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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: 10DRB - - 70175

Action	S.F.	Fees
ESIA		$ 50.00
EMF		$ 20.00
		$
		$
		$
	Total	$ 70.00

Hearing date June 23, 2010

6.21.10
Planner signature / date

Project # 1002632

FORM V: SUBDIVISION VARIANCES & VACATIONS

❑ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
- ___ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. <u>Your attendance is required.</u>

❑ **VACATION OF PUBLIC EASEMENT (DRB27)**

❑ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ 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)
- ___ List any original and/or related file numbers 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 30 DAYS after the filing deadline. <u>Your attendance is required.</u>

❑ **SIDEWALK VARIANCE (DRB20)**

❑ **SIDEWALK WAIVER (DRB21)**
- ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the variance or waiver
- ___ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. <u>Your attendance is required.</u>

❑ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the variance
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. <u>Your attendance is required.</u>

❑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

☒ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- <u>X</u> Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- <u>X</u> Zone Atlas map with the entire property(ies) clearly outlined
- <u>X</u> Letter briefly describing, explaining, and justifying the deferral or extension
- <u>X</u> List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. <u>Your attendance is required.</u>

❑ **VACATION OF PRIVATE EASEMENT (DRB26)**

❑ **VACATION OF RECORDED PLAT (DRB29)**
- ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers 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. <u>Your attendance is required.</u>

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

Ronald R. Bohannan, P.E.
Applicant name (print)

6/21/10
Applicant signature / date

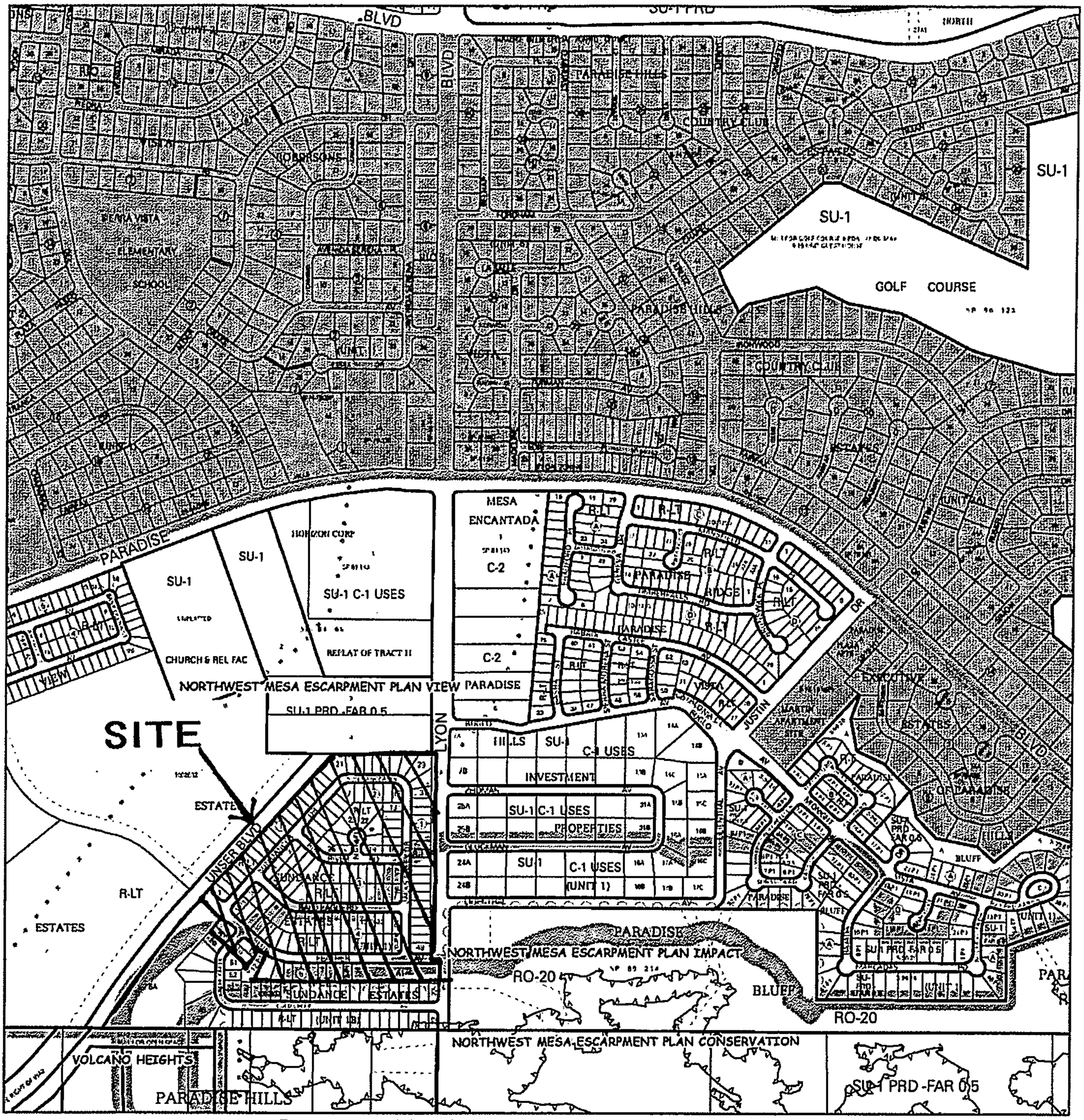
Form revised 4/07

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

Application case numbers
10DRB - ____ - 70175
____ - ____ - ____
____ - ____ - ____

6-21-10
Planner signature / date

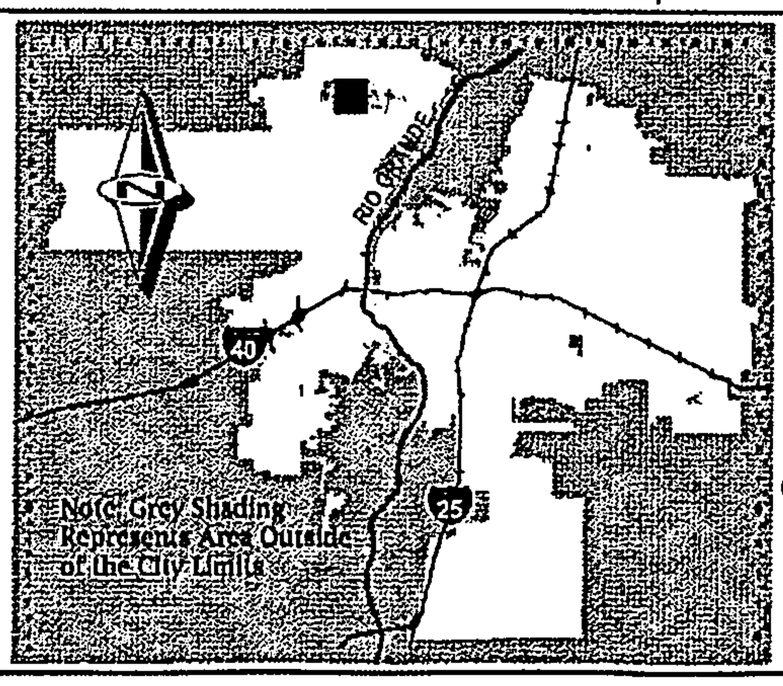
Project # 1002632



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 9/6/2007



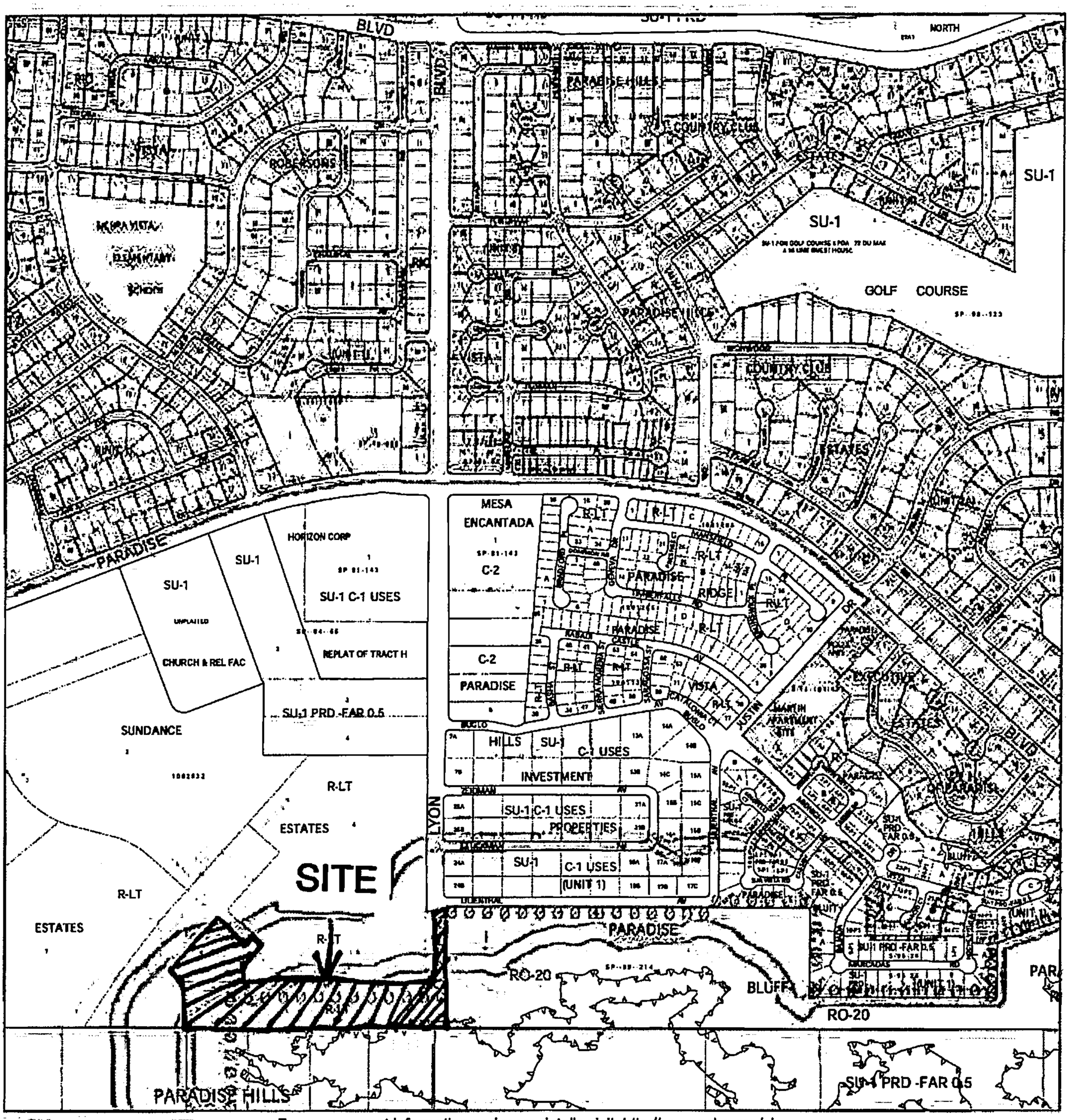
Zone Atlas Page:

B-11-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

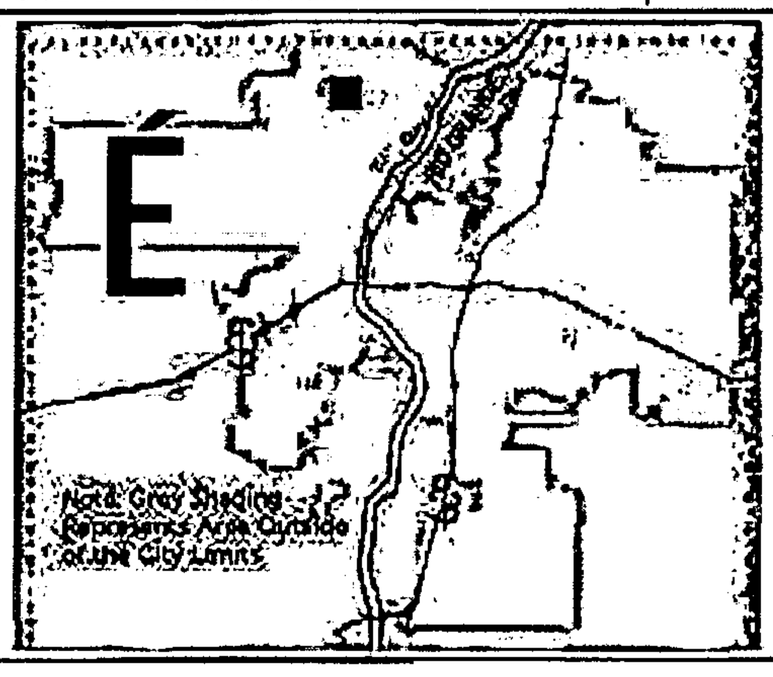
0 — 750 — 1,500 Feet



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005



Zone Atlas Page:

B-11-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

June 21, 2010

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Extension of Subdivision Improvements Agreement
For Temporary Deferral of Sidewalk Construction
Sundance Estates Unit 1 & 1B
Project # 1002632
Zone Atlas Page B-11

Dear Mr. Cloud:

Tierra West LLC, on behalf of Capital Alliance Investments, requests approval of the four year extension for the Deferral of Sidewalk Construction. The site is existing subdivision that encompasses Sundance Estates Unit 1 and Unit 1B. Enclosed for your review are the sidewalk exhibits.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

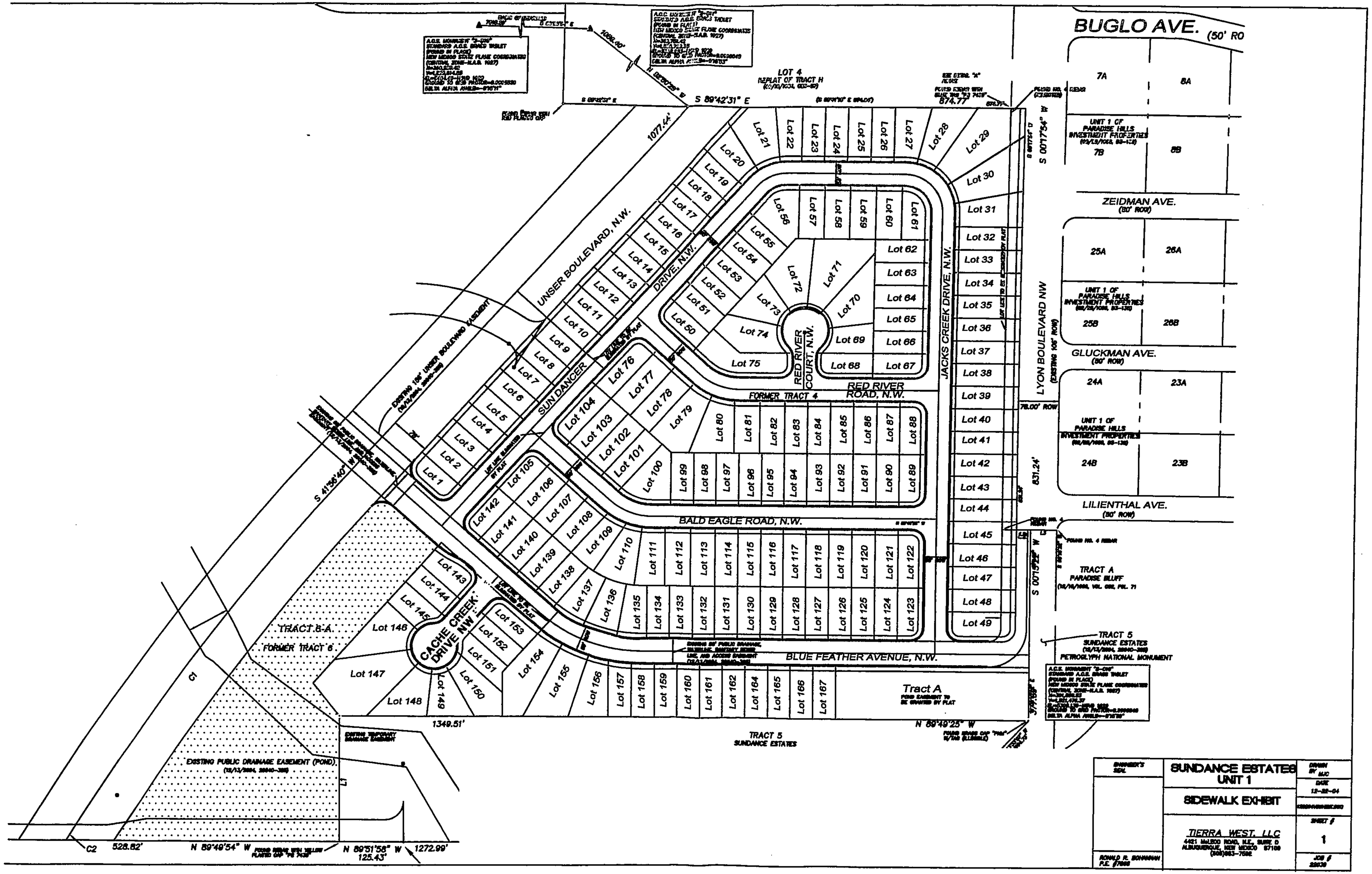
Ronald R. Bohannan, P.E.

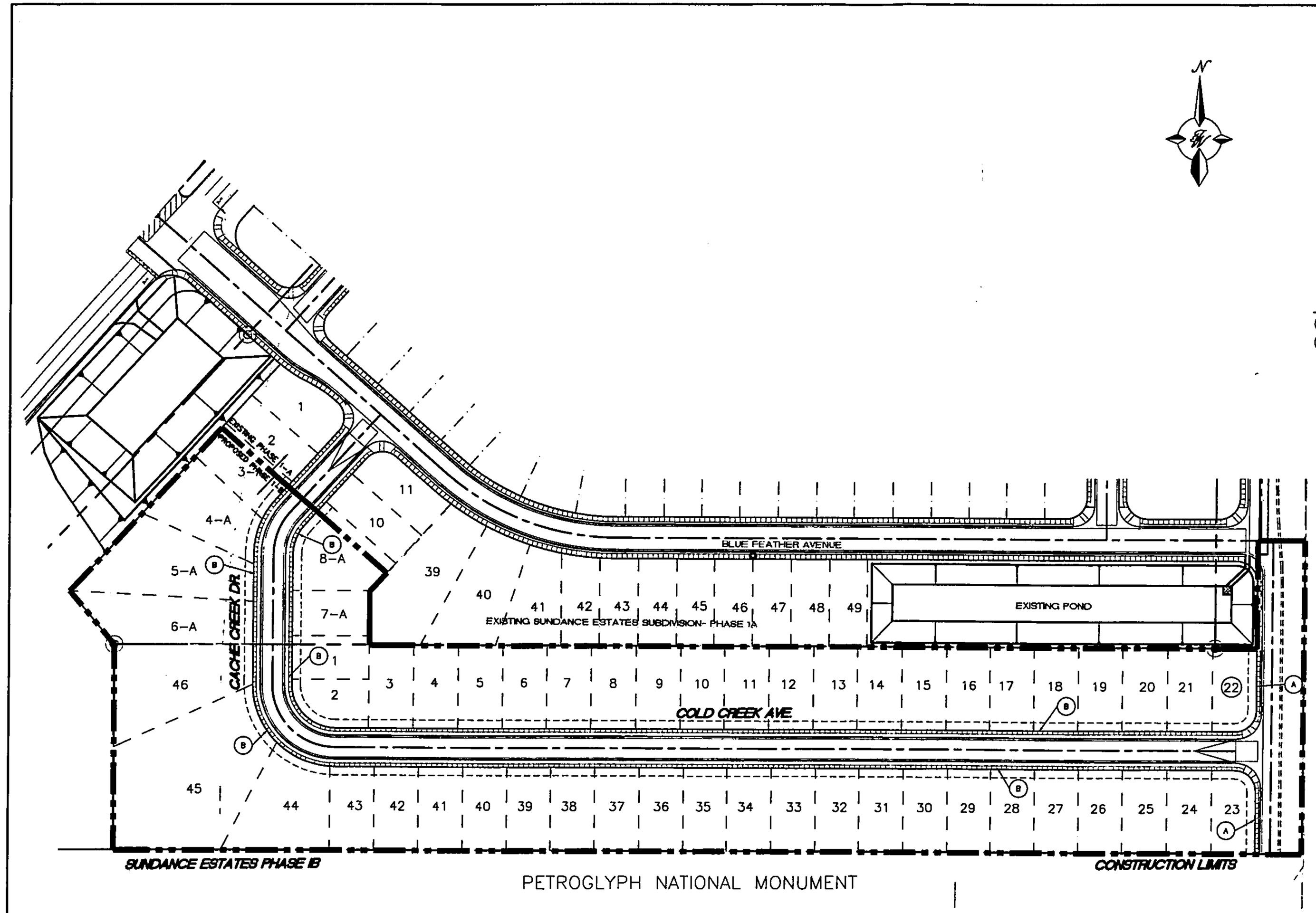
Enclosure/s

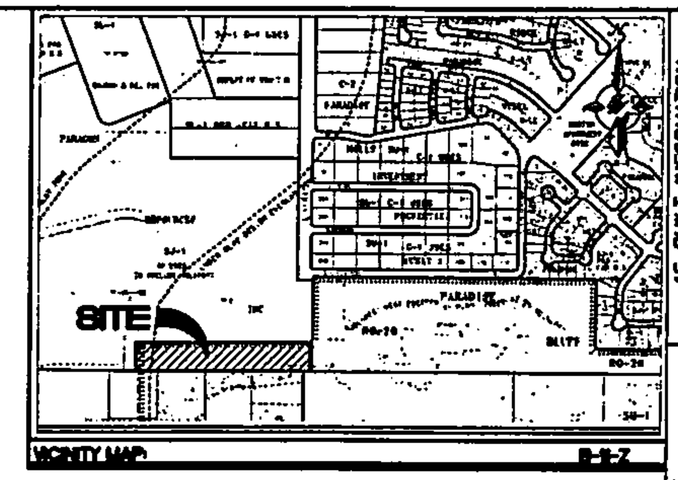
cc: Steven Wells
Jeff Watson

JN: 25056
RRB/kdk

2005: 25056 Jack Cloud Sidewalk SIA 06-21-10


BUGLO AVE. (50' RO
LOT 4
REPLAT OF TRACT H
S 89°42'31" E
874.77'
1077.44'
UNSER BOULEVARD, N.W.
SUN DANCER DRIVE, N.W.
RED RIVER COURT, N.W.
RED RIVER ROAD, N.W.
FORMER TRACT 4
JACKS CREEK DRIVE, N.W.
LYON BOULEVARD NW
(EXISTING 106' ROW)
S 00°17'54" W
ZEIDMAN AVE.
(80' ROW)
GLUCKMAN AVE.
(80' ROW)
LILIENTHAL AVE.
(80' ROW)
UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES
TRACT A
PARADISE BLUFF
TRACT 5
SUNDANCE ESTATES
PETROGLYPH NATIONAL MONUMENT
BALD EAGLE ROAD, N.W.
BLUE FEATHER AVENUE, N.W.
CACHE CREEK DRIVE NW
TRACT 6-A
FORMER TRACT 6
EXISTING PUBLIC DRAINAGE EASEMENT (POND)
Tract A
POND EASEMENT TO BE GRANTED BY PLAT
TRACT 5
SUNDANCE ESTATES
N 89°49'25" W
1349.51'
S 41°56'40" W
C2
528.82'
N 89°49'54" W
N 89°51'58" W
125.43'
1272.99'
SUNDANCE ESTATES
UNIT 1
SIDEWALK EXHIBIT
TIERRA WEST, LLC
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)863-7592
DRAWN BY MJC
DATE 12-22-04
SHEET # 1
JOB # 22039
ENGINEER'S SEAL
RONALD R. BOHANNAN
P.E. #7868





KEYED NOTE:

(A) 6' SIDEWALK TO BE DEFFERED

(B) 4' SIDEWALK TO BE DEFFERED

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- SETBACK LINE
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED SCREEN WALL

AS BUILT INFORMATION

CONTRACTOR

WORK STAKED BY / DATE

INSPECTOR'S ACCEPTANCE BY / DATE

FIELD VERIFICATION BY / DATE

DRAWINGS CORRECTED BY / DATE

MICRO-FILM INFORMATION

RECORDED BY / DATE

NO.

BENCH MARKS

ACS "7-B10"

CENTRAL STATION DATA

NM STATE PLANE COORDINATES

Central Zone (NAD 27)

X=362,236.23

Y=1,525,210.57

G-G=0.9996644

Da=-00°15'57"

ELEV=5380.255 (SLD 1929)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY VC DATE 4/2006

DRAWN BY AB DATE 4/2006

DRAWN NAME: 2239Ph 1B_SW Deferral.dwg

CHECKED BY VC DATE 4/2006

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SUNDANCE ESTATES - PHASE 1-B**

SIDEWALK DEFERRAL EXHIBIT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
–	B-11-Z	1	1

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S** **Z** — **ZONING & PLANNING**

- X Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation
- ____ Variance (Non-Zoning)

V

- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)

SITE DEVELOPMENT PLAN — **P**

- ____ for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)

D

- ____ Street Name Change (Local & Collector)

STORM DRAINAGE (Form D)

- ____ Storm Drainage Cost Allocation Plan

L **A** — **APPEAL / PROTEST of...**

- ____ 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.

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100

ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

APPLICANT: AmGo Properties LLC PHONE: 505-822-0044

ADDRESS: 4461 Irving Blvd. NW FAX: 505-821-7468

CITY: Albuquerque STATE NM ZIP 87114 E-MAIL:

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

DESCRIPTION OF REQUEST: Extension of Subdivision Improvements Agreement

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

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

Lot or Tract No. Block: Unit:

Subdiv/Addn/TBKA: Sundance Estates Unit 1

Existing Zoning: R-LT Proposed zoning: Same MRGCD Map No

Zone Atlas page(s): B-10 & B-11 UPC Code: 101106507203930302

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): #1002632

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No

No. of **existing** lots: 1 No. of **proposed** lots: 1 Total area of site (acres): +/-26.5327

LOCATION OF PROPERTY BY STREETS: On or Near: Unser Boulevard NW

Between: Paradise Boulevard NW and Paseo Del Norte

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

SIGNATURE DATE 5/24/10

(Print) Ronald R. Bohannan, P.E. Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☐ **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
____-____-____	____	____	$____
____-____-____	____	____	$____
____-____-____	____	____	$____
____-____-____	____	____	$____
____-____-____	____	____	$____
			Total
			$____

Hearing date ____

Project # 1002632

Planner signature / date

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

May 24, 2010

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Extension of Subdivision Improvements Agreement
Sundance Estates Unit 1
Project # 1002484
Zone Atlas Page C-18

Dear Mr. Cloud:

Tierra West LLC, on behalf of AmGo Properties LLC, requests approval of a two-year extension of the Subdivision Improvements Agreement Procedure B Modified Non-Work Order for the above-referenced site. The improvements specified in this Subdivision Improvements Agreement were originally deferred, scheduled to coincide with future development. Sundance Estates Unit 1 is currently only partially built-out, with approximately 42 lots vacant. The site is zoned R-LT, and contains approximately 32.2706 +/- acres.

This project originally consisted of three Subdivision Improvements Agreements – a Procedure B, a Sidewalk Deferral Agreement and the Procedure B Modified Non-Work Order (for Unser Boulevard improvements from Blue Feather Avenue NW to the South Property Line of the development). The Procedure B Modified Non-Work Order is the subject of this extension request. The Procedure B Modified Non Work-Order, for the previously mention section of Unser Boulevard improvements, and its accompanying financial guarantee were assumed from the original developer, Capital Alliance Investments, by AmGo Properties LLC in January of 2008. Please see the attached executed City of Albuquerque Assignment and Amendment to Agreement to Construct Subdivision Improvements.

Currently, construction of Phase 1 is not complete, with the construction of Lyon Boulevard, pond improvements and some repair work interior to the subdivision noted during walk-thru's with City personnel as outstanding items. These items were part of the Procedure B Subdivision Improvements Agreement with the original developer, Capital Alliance Investments. Also not complete is the modification of a drainage outfall structure into the Petroglyph National Monument, which was specified in a settlement agreement between the City of Albuquerque and Capital Alliance Investments, the original developer. That outfall structure is not listed on the approved Infrastructure List or Subdivision Improvements Agreement Procedure B. Capital Alliance Investments, the Unit 1 developer designated in the original Procedure B is currently going through foreclosure proceedings with their underlying financial institution and a timeframe to

complete the previously mentioned outstanding improvements has not been identified by that financial institution.

The work financially guaranteed under the Subdivision Improvements Agreement Procedure B Modified Non-Work Order that we are seeking to extend is the construction of a 895-foot portion of Unser Boulevard and accompanying storm drain improvements. To date, these improvements have not been constructed. AmGo Properties LLC would like to keep their Agreement with the City in good standing until such time as construction of the improvements can coincide with the development of the their property.

Accompanying this letter are the requested copies of the original Procedure B Modified Non-Work Order (with the Sundance Estates Phase 1 Approved Infrastructure List as Exhibit A) as well as copies of the Assignment and Amendment to the Agreement where the agreement was assumed by AmGo Properties LLC. Also included are copies of the Updated Request for Financial Guarantee Requirement from April 2009 which includes the approved Engineers' Estimate for the improvements covered by the agreement we are seeking to extend.

The recorded plat designates this site as Sundance Estates Unit 1, however, the Approved Infrastructure List describes the site as Sundance Estates Phase 1. Throughout the duration of the project, the two different names have been used for the same site.

At this time, we request that the two-year extension request be granted due to lack of time necessary for the City Council approval and because the protocol for obtaining City Council approval has not yet been established.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Pierre Amestoy, Jr.
Thornton Schwenk, Paradise Hills Civic Assoc.
Tom Anderson, Paradise Hills Civic Association

JN: 28028
RRB/kdk

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 9, 2008

Project# 1002632
07DRB-70445 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of **SUNDANCE ESTATES Unit(s) 1A,** zoned R-LT, located on LYON BLVD NW BETWEEN PARADISE BLVD NW AND PROPOSED UNSER ALIGNMENT containing approximately 36.2706 acre(s). (B-11)

At the January 9, 2008 Development Review Board meeting, the two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by January 24, 2008 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).

Andrew Garcia, Acting DRB Chair

Cc: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109
Cc: Capital Alliance Investments – 6300 Jefferson St NE Ste 102 – Albuquerque, NM 87109

ASSIGNMENT AND AMENDMENT TO AGREEMENT TO CONSTRUCT SUBDIVISION IMPROVEMENTS

NAME OF PROJECT: Sundance Estates
ORIGINAL SUBDIVIDER: Capital Alliance Investments, LLC
NEW OWNER: AmGo Properties, LLC
CITY PROJECT # 7617.81

1-7-08

THIS ASSIGNMENT AND AMENDMENT is made as of this 2nd day of January, 2008, by the City of Albuquerque, New Mexico ("City") and Capital Alliance Investments, LLC (the original subdivider) ("Assignor") and AmGo Properties, LLC ("Assignee") a, (state type of business entity, for instance "corporation," "general partnership", "joint venture", "individual," etc.) New Mexico limited liability company, whose address is 4461 Irving Road N.W. Albuquerque, New Mexico 87114 and whose telephone number is (505) 822-0044, is made in Albuquerque, New Mexico and is effective as of the date of Closing on the conveyance of certain property from Assignor to Assignee.

WHEREAS, the Assignor was the developer/subdivider of the (name of project:) Sundance Estates, City Project No: 7617.81; and

WHEREAS, the City and the Assignor entered into an Agreement ("Original Agreement") on June 23, 2006, which was recorded without its Exhibit A on June 26, 2006, in the office of the County Clerk of Bernalillo County, New Mexico at Book A119, Page 3571, wherein Assignor agreed to construct certain public and/or private improvements described in Exhibit A, Required Infrastructure Listing; and

WHEREAS, the Original Agreement was amended by two subsequent Extension Agreements, the first dated September 18, 2006, and recorded September 19, 2006, in the office of the County Clerk of Bernalillo County, New Mexico at Book A124, Page 1968, and the second dated April 9, 2007, and recorded April 10, 2007, in the office of the County Clerk of Bernalillo County, New Mexico at Book A135, Page 2374, extending the construction deadline to April 23, 2008; and

WHEREAS, the Original Agreement provides that if the Subdivision or any part thereof is sold, conveyed or assigned the City will not release the Assignor from its obligations, nor will the City release Assignor's financial guaranty until a successor in interest to the Assignor has entered into a Subdivision Improvements Agreement with the City and posted a substitute financial guaranty satisfactory to the City; and

WHEREAS, Assignee will become the new owner of Tracts 2, 3 and 7 of Sundance Estates, Tract 7 being adjacent to the dedicated land upon which the improvements subject to the Original Agreement are to be constructed, having acquired its interest by a Special Warranty Deed, recorded on Jan 3, 2008 as Document No. 2008- 000935 in the records of the Bernalillo County Clerk at Book _____, Page _____; and

Doc# 2008002359
01/08/2008 02:42 PM Page: 1 of 4
ASSN R:$15.00 M. Toulouse, Bernalillo County

Additional
Material for
~~COUNCIL PACKET~~

WHEREAS, the portion of Unser Boulevard subject to the Original Agreement cannot reasonably be completed until after certain as yet unscheduled drainage improvements are completed east of Unser Boulevard in the drainage easement granted to the City of Albuquerque by the Bulk Land Plat of Sundance Estates recorded December 13, 2004, in Book 2004C, Page 385 of the records of the County Clerk, Bernalillo County, New Mexico;

THEREFORE, the Assignor, Assignee and the City agree:

1. Assignment: Assignor hereby assigns to Assignee all of Assignor's right, title and interest in and to the Original Agreement as amended. Assignee hereby accepts said assignment, and assumes the Original Agreement as amended, and all of the duties and obligations of Assignor hereunder. All references in the Original Agreement as amended to the Assignor as "Developer" or "Subdivider" are deleted and the Assignee is substituted hereafter. Assignee agrees that the terms and conditions of the Original Agreement as amended which previously applied to Assignor are hereby ratified and confirmed by, and made applicable to Assignee.

2. Financial Guarantee: With this Assignment and Amendment, Assignee has provided the City with the following Financial Guarantee:

Type of Financial Guaranty: Letter of Credit No. 20155
Amount: $175,325.03
Name of Financial Institution or Surety providing Guaranty: Los Alamos National Bank
Date City first able to call Guaranty: April 23, 2008
Construction Completion Deadline: April 23, 2008
If Guaranty other than a Bond, last day City able to call Guaranty is June 23, 2008
Additional Information: Unser Boulevard Paving & Storm Drain, being the arterial paving, curb and gutter, and 6' sidewalk located on Unser Boulevard east of the centerline of Unser to the east ROW line from Blue Feather Avenue to the south property line of Sundance Estates as shown on the Plat of Sundance Estates Unit 1 recorded June 28, 2006, at Book 2006C, Page 205 of the records of the County Clerk, Bernalillo County, New Mexico, and the 24" RCP storm drain located on the Unser crossing at the south property line from the centerline of Unser to the Unser east ROW line.

3. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Assignment and Amendment and the terms and conditions of the Original Agreement, in which case the terms and conditions of this Assignment to Original Agreement will control.

4. Entire Agreement: This Assignment and Amendment contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

5. Changes to Agreement: Changes to this Assignment and Amendment are not binding unless made in writing, signed by all parties.

6. Form not Changed: Assignor and Assignee agree that changes to this form are not binding unless initialed by both on this form.

7. Authority to Execute: If the Assignor signing below was not the prior owner of the subdivision, or the Assignee is not the present owner of the Subdivision, the true past and/or present owner(s) must execute and deliver to the City a Power of Attorney or other evidence of authority which is acceptable to the City, establishing the authority of the Assignor and/or Assignee to sign this Amendment.

Executed as of the date stated in the first paragraph of this Amendment.

ASSIGNOR:
Capital Alliance Investments, LLC

By (signature): _____
Name (printed) H. Griffin Pickard
Title: Managing Member
Date: 12/26/07

CITY OF ALBUQUERQUE:

By: _____
Richard Dourte, City Engineer

Date: 1-07-08

DFR 1/7/08

ASSIGNEE:
AmGo Properties, LLC

By (signature): _____
Name (printed): Pierre Amestoy, Jr.
Title: manager
Date: _____

and

By (signature): _____
Name (printed): Richard A. Gooding
Title: manager
Date: _____

ASSIGNOR'S NOTARY

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on January 24, 2007 by H. Griffin Pickard (name of person) managing member, (title or capacity, for instance, "President" or "Owner"), on behalf of Builders Investment Company of New Mexico, LTD. Co., a New Mexico limited liability company, and managing member of Capital Alliance Investments, LLC, a New Mexico limited liability company, on behalf of Capital Alliance Investments, LLC.

_____
Notary Public

My Commission Expires:

_____

OFFICIAL SEAL
DIANA STONEBERGER
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 09/13/2010

ASSIGNEE'S NOTARY

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on Jan 2, 2008 by Pierre Amestoy, Jr. (name of person) manager, (title or capacity, for instance, "President" or "Owner"), on behalf of AmGo Properties, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires:

OFFICIAL SEAL
DIANA STONEBERGER
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 09/13/2010

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on Jan 2, 2008 by Richard A. Gooding (name of person) manager, (title or capacity, for instance, "President" or "Owner"), on behalf of AmGo Properties, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires:

OFFICIAL SEAL
DIANA STONEBERGER
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 09/13/2010

CITY'S NOTARY

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 7th January, 2008 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of the municipal corporation.

Linda Evans
Notary Public

My Commission Expires:
October 7, 2008

LOS ALAMOS NATIONAL BANK – SANTA FE OFFICE

2009 Galisteo Street, Santa Fe, New Mexico 87505 / Telephone (505) 988-3200

Irrevocable Letter of Credit *No.* 20155

January 2, 2008

AMOUNT: $$175,325.03

Bruce Perlman, Ph.D.
Chief Administrative Officer
City of Albuquerque
PO Box1293
Albuquerque, NM 87103

RE: Letter of Credit for: AmGo Properties, LLC
City of Albuquerque Project No.: 7617.81
Project Name: Sundance Estates/Unser Boulevard Paving & Storm Drain

Dear Dr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of, AmGo Properties, LLC, Los Alamos National Bank in Los Alamos, New Mexico, has established an Irrevocable Letter of Credit in the sum of One Hundred Seventy Five Thousand Three Hundred and Twenty Five Dollars and Three Cents ($175,325.03) U. S. Currency Dollars ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires, AmGo Properties, LLC ("Subdivider") to provide for the installation of the improvements which must be constructed pursuant to Subdivision Improvements Agreement (Procedure B Modified Non-Work Order) dated June 23, 2006 and recorded in part June 26, 2006 in Book A119, Page 3571 of the records of the County Clerk, Bernalillo County, New Mexico, Project No. 7617.81 ("Project").

The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are more specifically identified in the Assignment And Amendment To Agreement To Construct Subdivision Improvements among Capital Alliance, LLC, the original subdivider, the City of Albuquerque and Subdivider, which was recorded on 1/8/08, 2008 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. NA, at pages NA to NA, as amended ("Agreement"). Document # 2008002359

A Draft or Drafts for any amount up to, but not in excess of One Hundred Seventy Five Thousand Three Hundred and Twenty Five Dollars and Three Cents ($175,325.03) U. S. Currency Dollars is/are available at sight at Los Alamos National Bank, 1200 Trinity Drive, Los Alamos, New Mexico 87544 between January 2, 2008 and June 23, 2008.

When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating: "1) AmGo Properties, LLC has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Drafts(s) will be duly honored upon presentation to the drawee if negotiated between April 23, 2008 and June 23, 2008.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 20155 of Los Alamos National Bank, Los Alamos, New Mexico, dated January 2, 2008 and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany

each draft and be attached to the draft which exhausts this credit. This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until the earlier of:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or

2. City notification of AmGo Properties, LLC's failure to comply with the terms of the Agreement, and payment by Certified Check from Los Alamos National Bank to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or

3. Expiration of the date June 23, 2008, or

4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 3:00 o'clock p.m., New Mexico time, June 23, 2008.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision) International Chamber of Commerce Publication No. 500.

Sincerely,

Brian McKelvey
Commercial Loan Officer

ACCEPTED:

CITY OF ALBUQUERQUE

By: _____
Chief Administrative Officer

Dated: 1-07-08

KELEHER & McLEOD, P.A.

ATTORNEYS AND COUNSELORS AT LAW
Established 1915

WILLIAM B. KELEHER
CHARLES A. PHARRIS
ARTHUR O. BEACH
THOMAS F. KELEHER
CLYDE F. WORTHEN
W. SPENCER REID
THOMAS C. BIRD
KURT WIHL
S. CHARLES ARCHULETA
TRACY J. AHR
SUSAN M. McCORMACK
DAVID W. PETERSON
SEAN OLIVAS
GARY J. VAN LUCHENE
KATHLEEN M. WILSON
ANASTASIA S. STEVENS
BENJAMIN F. FEUCHTER
MARY BEHM
MARIPOSA PADILLA SIVAGE

CHRISTA M. HAZLETT
LYNN E. MOSTOLLER
SPRING V. SCHOFIELD
JUSTIN B. BREEN
BRIAN C. WEDL
HARI-AMRIT KHALSA

Of Counsel:
MICHAEL L. KELEHER
ROBERT J. PEROVICH
JAMES L. RASMUSSEN
MARGARET A. FOSTER
RICHARD B. COLE
JEFFREY A. DAHL

W. A. KELEHER (1886-1972)
A. H. McLEOD (1902-1976)
JOHN B. TITTMANN (1907-1996)
RUSSELL MOORE (1931-2003)
MARGARET E. DAVIDSON (1950-2001)

Running Horses © Gray Mercer 1989

PO Box AA
Albuquerque, New Mexico 87103-1626
(505) 346-4646
FAX (505) 346-1370
www.keleher-law.com

James L. Rasmussen
Direct Dial: 346-9158
E-mail: jlr@keleher-law.com

January 4, 2008

Via Hand Delivery

Kevin Curran, Esq.
City of Albuquerque
600 Second Street NW, fourth floor
Albuquerque, NM 87102

Re: Assignment and Amendment to Agreement to Construct Subdivision Improvements
Capital Alliance/AmGo Properties transaction
Sundance Estates
City Project # 7617.81
Replacement Letter of Credit No. 20155

Dear Kevin:

Enclosed are the original:

1. Assignment and Amendment to Agreement to Construct Subdivision Improvements ("Assignment") in the form previously approved by the City, with the blanks completed by the title/escrow/closing agent, and bearing the acknowledged signatures of Assignor and Assignee; and

2. Los Alamos National Bank Irrevocable Letter of Credit No. 20155 dated January 2, 2008 in the amount of $175,325.03 ("LOC") in the form previously approved by the City, but with blanks remaining to be completed with the recording information for document no. 1 above.

Please have Richard Dourte sign the Assignment and date his signature where indicated and have it acknowledged. It can then be recorded and the recording information completed in the LOC. Though the blanks in the LOC call for book and page nos., if those are not

immediately available, the recording information could be completed with the document no. as was done with respect to the Special Warranty Deed described in the Assignment.

I need a copy of the fully executed Assignment before and after recording and of the LOC with the blanks completed. I will then be able to get copies to the Assignor and Assignee.

Thank you for your assistance in getting this done.

Very truly yours,

KELEHER & McLEOD, P.A.

By: James L. Rasmussen
James L. Rasmussen

cc. AmGo Properties, LLC c/o Pierre Amestoy and Tom Toevs
Capital Alliance Investments, LLC c/o Mike Marra and David Thuma
Los Alamos National Bank c/o Brian McKelvey

00033314

15.

FIGURE 12

SUBDIVISION IMPROVEMENTS AGREEMENT-PUBLIC AND/OR PRIVATE (Procedure B Modified Non-Work Order)

COA# 7617.81

AGREEMENT TO CONSTRUCT PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 23RD day of June, 2006 by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is PO Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **CAPITAL ALLIANCE INVESTMENTS, LLC** ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] **A LIMITED LIABILITY COMPANY**, whose address is **6300 JEFFERSON STREET NE, ALBUQUERQUE, NM 87109** and whose telephone number is **505.828.1100**, 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 [describe:] **BULK LAND PLAT OF SUNDANCE ESTATES**, recorded on **DECEMBER 13**,20 **04** in the records of the Bernalillo County Clerk at Book **2004C**, Folio **385** (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:] **CAPITAL ALLIANCE INVESTEMENTS LLC** ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as **SUNDANCE ESTATES UNIT 1** describing Subdivider's Property.

2006093836
6481399
Page: 1 of 4
06/26/2006 03:05P
Bk-A119 Pg-3571
R 15.00
Bern. Co. AGRE
Mary Herrera

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 in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the **16TH** day of **SEPTEMBER**, 20 **06** ("Construction Completion Deadline"), at no cost to the City.

Note: To compute the Construction Completion Deadline: The Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Financial Guaranty. the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following Financial Guarantee:

Type of Financial Guaranty: **LETTER OF CREDIT #1661**
Amount: **$175,325.03**
Name of Financial Institution or Surety providing Guaranty:
LOS ALAMOS NATIONAL BANK
Date City first able to call Guaranty: **SEPTEMBER 16, 2006**
[Construction Completion Deadline]: **SEPTEMBER 16, 2006**
If Guaranty other than a Bond, last day City able to call Guaranty is:
NOVEMBER 16, 2007

Additional information: **UNSER BOULEVARD PAVING & STORM DRAIN**

4. Completion, Acceptance and Termination. Upon completion of the required infrastructure, the Subdivider shall notify the City Engineer and the Design Review Section of Public works Department. After the City Engineer approves the construction, the City will promptly release this Agreement and the Financial Guaranty.

5. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

7. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

2006093836
6481399
Page: 2 of 4
06/26/2006 03:05P
Maru Herrera Bern. Co. AGRE R 15.00 Bk-A119 Pg-3571

8. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

9. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

2006093836
Book-A119 Page: 3 of 4
06/26/2006 03:05P
Bk-A119 Pg-3571
R 15.00
Bern. Co. AGRE
Mary Herrera

11. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

14. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

15. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.

16. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:
CAPITAL ALLIANCE INVESTMENTS LLC

By [Signature]: MARRA
Name: Mike Marra
Title: Authorized Agent
Dated: 6/7/06

CITY OF ALBUQUERQUE

City Engineer
Dated: 6-23-06

Utf bdz3bv

JN
6-8-06

SUBDIVIDER'S NOTARY

STATE OF **NEW MEXICO**)
) ss.
COUNTY OF **BERNALILLO**)

This instrument was acknowledged before me on 7th day of June, 20 06 by [name of person:] Mike Marra, [title or capacity, for instance, "President" or "Owner":] Authorized Agent of [Subdivider:] **CAPITAL ALLIANCE INVESTMENTS LLC.**.

Keli D. Krueger
Notary Public

My Commission Expires:

March 6, 2010

OFFICIAL SEAL
KELI D. KRUEGER
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: March 6, 2010

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 23 day of June, 2006 by Richard Dourte, Director, Public Works Department, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Claire Senova
Notary Public

My Commission Expires:

7.30.08

OFFICIAL SEAL
CLAIRE SENOVA
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 7.30.08

2006093836
6481399
Page: 4 of 4
06/26/2006 03:05P
Bk-A119 Pg-3571
Mary Herrera Bern. Co. AGRE R 15.00

MANAGEMENT AUTHORIZATION

The undersigned, being all of the members of CAPITAL ALLIANCE INVESTMENTS, LLC, a New Mexico limited liability company (the "Company"), represent, warrant and covenant that:

1. The Company is a limited liability company, formed and existing under the law of the state of New Mexico.

2. Any person, when dealing with any one of the Authorized Agents, named below, and authorized to act for the Company, (a) shall be entitled to accept the representations of the Authorized Agent, acting alone, that the purpose of exercising the authority herein given is within the scope of the business of the Company; (b) shall be under no obligation to make any inquiries in order to verify or confirm the Authorized Agent's authority; and (c) shall in no way be responsible any of the acts taken by the Authorized Agent by virtue of the authority herein given.

3. H. GRIFFIN PICKARD, JR., JEFFREY WATSON or MICHAEL L. MARRA (hereafter "Authorized Agent") are each separately authorized, empowered and directed to take all action on behalf of the Company that may necessary or required in the pursuance of the purposes and powers of and the management of the Company. The Authorized Agents are granted, without limitation, the right, power and authority to:

(a) execute such documents as the Authorized Agent may deem necessary or desirable for Company purposes, including but not limited to contracts, deeds, conveyances, documents concerning loans and including documents concerning Company bank accounts and other Company assets and activities;

(b) sell, assign, convey, lease, mortgage, or otherwise dispose of or deal with all or any part of the Company assets, including the execution, modification or amendment of agreements entered into by the Company;

(c) borrow money, upon any terms and conditions (including the subordination of such loans), grant mortgages and security interests in assets of the Company to secure indebtedness or other obligations of the Company or others, and guarantee indebtedness or obligations of others;

(d) perform or cause to be performed all of the Company's obligations under any agreement to which the Company is a party; and

(e) sign checks on Company accounts, grant powers of attorney to one or more persons, firms, or corporations with respect to the Company bank accounts, and execute and/or accept any instrument or agreement or power of attorney, incident to or connected with the Company business and in furtherance of its purposes (and any such

instrument or agreement or power of attorney so executed or accepted by the Members in its name shall be deemed executed and accepted on behalf of the Company by the Members).

(a) to borrow the Loan from Lender, for and in the name of Company, and on such terms as may be agreed to by Authorized Agent; (b) to execute in Company's name for such moneys so borrowed, credits extended and interest, any notes, drafts, guaranties, applications for letters of credit and agreements of any type as evidence thereof.

4. The authority herein confirmed shall be retroactive and any and all acts authorized hereunder performed prior to the date hereof are hereby approved and ratified.

5. This Authorization shall remain in full force and effect until revoked and until any person acting in reliance hereof shall actually receive written notice of its revocation and discontinuance.

6. The undersigned hereby certify that they are all of the Members of the Company.

IN WITNESS WHEREOF this instrument is hereby executed this 22nd day of December, 2004

MEMBERS:

BUILDERS INVESTMENT COMPANY
OF NEW MEXICO, LTD. CO.

By: _____
Name: H. Griff Pickard, Jr.
Title: Authorized Agent

THE GOODING FAMILY LIMITED PARTNERSHIP

By: _____
Name: Richard Gooding
Title: General Partner

_____
Pierre Amestoy

_____
Coleman Travelstead

Project Number: 761781

FIGURE 12

Date Submitted: 5/24/06
Date Site Plan Approved:
Date Preliminary Plat Approved: 5/24/06
Date Preliminary Plat Expires: 5/24/07
DRB Project No.: 1002632
DRB Application No.: 06DRB-00549

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

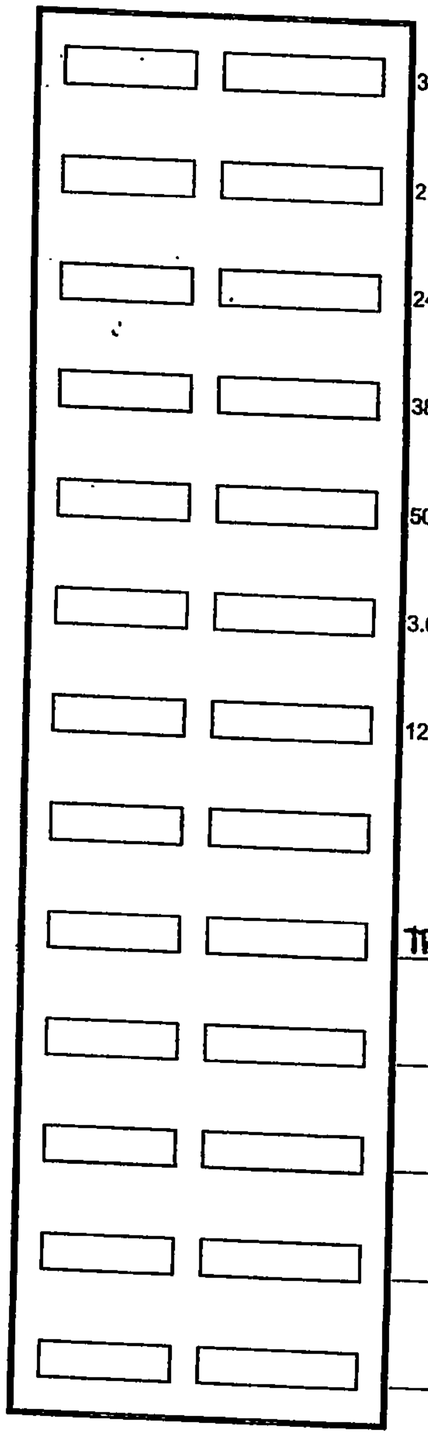
SUNDANCE ESTATES PHASE 1
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS 4, 5 & 6, SUNDANCE ESTATES
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

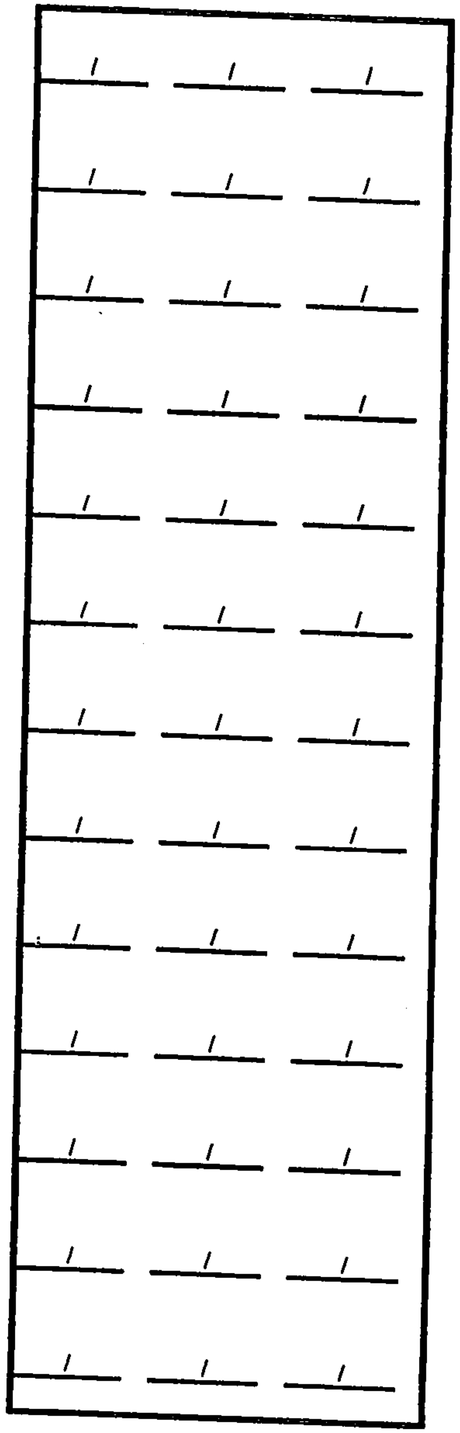
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Jacks Creek Drive	Sundancer Drive	Blue Feather Ave.	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Red River Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Balk Eagle Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Cache Creek Drive	Blue Feather Ave.	South End	/	/	/
		28' F-F	Residential Paving Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Red River Court	Red River Rd.	North End	/	/	/
		38' F-F	Arterial Paving, Curb & Gutter * — ON CCIP LIST SEE LAST PAGE 6' Sidewalk (East Side)	Unser Blvd.	Blue Feather Ave.	North Property Line	/	/	/
		24' F-E	Residential Paving Curb & Gutter (West Side) 6' Sidewalks (West Side)	Lyon Blvd.	Blue Feather Ave.	North Property Line	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		32' F-F	Residential Paving 4' Sidewalks (Both Sides) -Deferred	Blue Feather Avenue	Sun Dancer Drive	Lyon Boulevard	/	/	/
		24' E-E	Temporary Paving	Unser Blvd.	North Property Line	Paradise Blvd.	/	/	/
		8"	SAS Gravity Line	Jacks Creek Drive	Sundancer Drive	Blue Feather Ave.	/	/	/
		8"	SAS Gravity Line	Red River Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	SAS Gravity Line	Balk Eagle Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	SAS Gravity Line	Cache Creek Drive	Blue Feather Ave.	South End	/	/	/
		8"	SAS Gravity Line	Red River Court	Red River Rd.	North End	/	/	/
		8"	SAS Gravity Line	Lyon Blvd.	Blue Feather Ave.	Lilianthal Rd.	/	/	/
		6	SAS Force Main	Lilianthal Rd.	Lyon Blvd.	Justin Rd.	/	/	/
		8"	SAS Gravity Line	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Jacks Creek Rd.	Sundancer Drive	Blue Feather Ave.	/	/	/
		8"	Water PVC Line	Red River Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Balk Eagle Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Cache Creek Drive	Blue Feather Ave.	South End	/		/
		8"	Water PVC Line	Red River Court	Red River Rd.	North End	/		/
		8"	Water PVC Line	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	/	/	/



30"	RCP Storm Sewer	Detention Pond Outfall	Detention Pond	South Property Line	
2.5 Ac-Ft	Permanent Detention Pond	Tract A	Blue Feather Ave.	South Property Line	
24"	RCP Storm Sewer (Deferred)	Unser Crossing @ South Property Line	Centerline of Unser	Unser East R.O.W Line	
38' F-F	Arterial Paving, Curb & Gutter (Deferred) 6' Sidewalk (East Side)(Deferred)	Unser Blvd.	Blue Feather Ave.	South Property Line	
50' F-F	Residential Paving 4' Sidewalks (Both Sides) -Deferred	Blue Feather Avenue	Unser Boulevard	Sun Dancer Drive	
3.0 Ac-Ft	Temporary Retention Pond w/ Agreement and Covenant	Tract 6-A @ Unser			
12"	Water PVC Line	Unser Blvd.	Blue Feather Ave.	Paradise Blvd.	
	Scour Wall	Tract 6-A Back of Lots 143 thru 147			

TRAFFIC SIGNAL MODIFICATIONS UNSER BLVD / PARADISE BLVD



The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		38' F-F	156ft Right-of-way, Arterial Paving, Curb & Gutter 6' Sidewalk (East Side)	Unser Blvd.	South Property Line	North Property Line	/	/	/
		~~3.0 Ac-Ft~~	~~PERMANENT Temporary Retention Pond. w/ Agreement and Covenant~~	~~Tract C-A @ Unser~~			/	/	/

Approval of Creditable Items: Jack Cloud 5-24-06
Impact Fee Admistrator Signature Date

Approval of Creditable Items:
City User Dept. Signature Date

NOTES

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

Street lights per DPM are required.

1. Water infrastructure to include valves, fittings, valve boxes& fire hydrants as required
2. Sanitary sewer to include manholes and service connections as required.
3. Residential street lights per DPM
4. Certified grading and drainge with private walls & private drainage (non-work order item) required for SIA/ Financial Release.
5. Perimeter Walls per DPM approved perimeter wall Design
6. Wall & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees
7. SIGNING PER DAC

AGENT / OWNER

VINCENT CARRICA
NAME (print)

TIERRA WEST LLC
FIRM

5-18-06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

5/24/06 Christina Sandoval 5/24/06
PARKS & GENERAL RECREATION - date

5-24-06
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

5/24/06
UTILITY DEVELOPMENT - date

5-18-06
NMUI - date

Bradley L Bingham 5/24/06
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)

FINANCIAL GUARANTY AMOUNT

10/24/2005

Type of Estimate: SIA Procedure - B - Modified w/F.G.

Project Description:

Project ID #: 761781, Sundance EstatesSubd.(ParagonProprties), Phase/I

Requested By: **Ronald Bohannan, P.E. - Tierra West, LLC**

Approved estimate amount:		$113,488.34
Contingency Amount:	10.00%	$11,348.83
Subtotal:		$124,837.17
NMGRT	6.75%	$8,426.51
Subtotal:		$133,263.68
Engineering Fee	3.25% should be 6.670	$4,331.07
Testing Fee	2.00%	$2,665.27
Subotal:		$140,260.02
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$175,325.03**

APPROVAL: DATE: 10/24/05

Notes: 10% Contingency, project not yet approved

Los Alamos
NATIONAL BANK
Smart Banking.

AMENDMENT NO. 1
IRREVOCABLE LETTER OF CREDIT #1661

May 31, 2006

City of Albuquerque
Attn: Mr. Bruce J. Perlman,
Chief Administrative Officer
PO Box 1293
Albuquerque, New Mexico 87103

Re: Irrevocable Letter of Credit #1661
Dated November 16, 2005: Capital Alliance Investments, LLC
Project Name: Sundance Estates Unit 1/Unser Boulevard Paving & Storm Drain

Dear Mr. Perlmen:

We hereby amend the referenced Irrevocable Letter of Credit in the following manner:

To reflect changes made to the Subdivision Improvements Agreement-Public and/or Private (Procedure B Modified Non-Work Order), CAO # 7617.81 as per the City of Albuquerque and to modify the recording information of said agreement as follows:

The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 6·26, 2006 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A119 at Pages 3571 as amended ("Agreement").

All other terms and conditions of the Irrevocable Letter of Credit shall remain unchanged.

Sincerely,

Danette Clark, Administrative Officer
DBC/TMM

EMAIL: lanb@lanb.com WEB: www.lanb.com

LOS ALAMOS OFFICE
1200 Trinity Drive
P. O. Box 60
Los Alamos, NM 87544
TELEPHONE: 505.662.5171
FACSIMILE: 505.662.0329

WHITE ROCK OFFICE
77 Rover Boulevard
White Rock, NM 87544
TELEPHONE: 505.672.3853
FACSIMILE: 505.672.9128

SANTA FE DOWNTOWN OFFICE
301 Griffin Street
Santa Fe, NM 87501
TELEPHONE: 505.954.5400
FACSIMILE: 505.954.5499

SANTA FE GALISTEO OFFICE
2009 Galisteo Street
Santa Fe, NM 87505
TELEPHONE: 505.988.3200
FACSIMILE: 505.988.3222

LOS ALAMOS NATIONAL BANK

Post Office Box 60, Los Alamos, New Mexico 87544 / Telephone (505) 662-5171

Irrevocable Letter of Credit *No.* 1661

November 16, 2005

AMOUNT: $175,325.03

City of Albuquerque
New Mexico
PO Box 1293
One Civic Plaza
Albuquerque, NM 87103

RE: Letter of Credit for: Capital Alliance Investments, LLC
City of Albuquerque Project No.: 7617.81
Project Name: Sundance Estates Unit 1/Unser Boulevard Paving & Storm Drain

To Whom It May Concern:

This letter is to advise the City of Albuquerque ("City") that, at the request of, Capital Alliance Investments, LLC, Los Alamos National Bank in Los Alamos, New Mexico, has established an Irrevocable Letter of Credit in the sum of One Hundered Seventy Five Thousand Three Hundred and Twenty Five Dollars and Three Cents ($175,325.03) U. S. Currency Dollars ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires, Capital Alliance Investments, LLC ("Subdivider") to provide for the installation of the improvements which must be constructed at Bulk Land Plat of Sundance Estates Project No. 7617.81 ("Project").

The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 3/3, 2006 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A113, at Pages 1321 as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of One Hundered Seventy Five Thousand Three Hundred and Twenty Five Dollars and Three Cents ($175,325.03) U. S. Currency Dollars is/are available at sight at Los Alamos National Bank, 1200 Trinity Drive, Los Alamos, New Mexico 87544 until November 16, 2006.

When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating: "1) Capital Alliance Investments, LLC has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Drafts(s) will be duly honored upon presentation to the drawee if negotiated until November 16, 2006.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 1661 of Los Alamos National Bank, Los Alamos, New Mexico, dated November 16, 2005 and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or

2. City notification of Capital Alliance Investments, LLC failure to comply with the terms of the Agreement, and payment by Certified Check from Los Alamos National Bank to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or

3. Expiration of the date November 16, 2006, or

4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 3:00 o'clock p.m., New Mexico time, November 16, 2006.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision) International Chamber of Commerce Publication No. 500.

Sincerely,

Elizabeth J. Cavasos
Vice President

ACCEPTED:

CITY OF ALBUQUERQUE

By: _____
Chief Administrative Officer

Dated: 2-28-06

KJL 2/27/06

2-20-06

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z		
		SUBDIVISION	
X		Major Subdivision action	
____		Minor Subdivision action	
____		Vacation	
____		Variance (Non-Zoning)	
		SITE DEVELOPMENT PLAN	
____		for Subdivision	
____		for Building Permit	
____		Administrative Amendment (AA)	
____		IP Master Development Plan	
____		Cert. of Appropriateness (LUCC)	
		STORM DRAINAGE (Form D)	
____		Storm Drainage Cost Allocation Plan	
	V		
	P		
	D		
	L	A	
		ZONING & PLANNING	
____		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)	
____		Street Name Change (Local & Collector)	
		APPEAL / PROTEST of...	
____		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.

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100

ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

APPLICANT: Amgo Properties LLC PHONE: 505-822-0044

ADDRESS: 4461 Irving Blvd. NW FAX: 505-821-7468

CITY: Albuquerque STATE NM ZIP 87114 E-MAIL:

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

DESCRIPTION OF REQUEST: Extension of Subdivision Improvements Agreement

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

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

Lot or Tract No. Tract 3 Block: Unit:

Subdiv/Addn/TBKA: Bulk Land Plat of Sundance Estates

Existing Zoning: R-LT Proposed zoning: Same MRGCD Map No

Zone Atlas page(s): B-10 & B-11 UPC Code: 101106504912830304

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): #1002632

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No

No. of **existing** lots: 1 No. of **proposed** lots: 1 Total area of site (acres): +/-26.5327

LOCATION OF PROPERTY BY STREETS: On or Near: Unser Boulevard NW

Between: Paradise Boulevard NW and Paseo Del Norte

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

SIGNATURE Keli D. Krueger for DATE 4/20/10

(Print) Ronald R. Bohannan, P.E. Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☐ **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
10DRB - 70126	SIA	S(Z)	$ 50.00
- -			$
- -			$
- -			$
- -			$
			Total
			$

Hearing date 05/19/10

Sandy Handley 04/20/10
Planner signature / date

Project # 1002632

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 (DRB13)**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ Proposed Infrastructure List
__ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
__ Zone Atlas map with the entire property(ies) clearly outlined
__ 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
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

❑ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ List 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 30 DAYS after the filing deadline. Your attendance is required.

☒ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

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

DRB Public hearings are approximately 30 DAYS 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.

Ronald R. Bohannan, P.E.
Applicant name (print)

Kelli D. Krueger for 4/20/10
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
10 DRB - _____ - 70126
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley 04/20/10
Planner signature / date

Project # 1002632

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 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 MAY 4, 2010 To MAY 19, 2010

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.

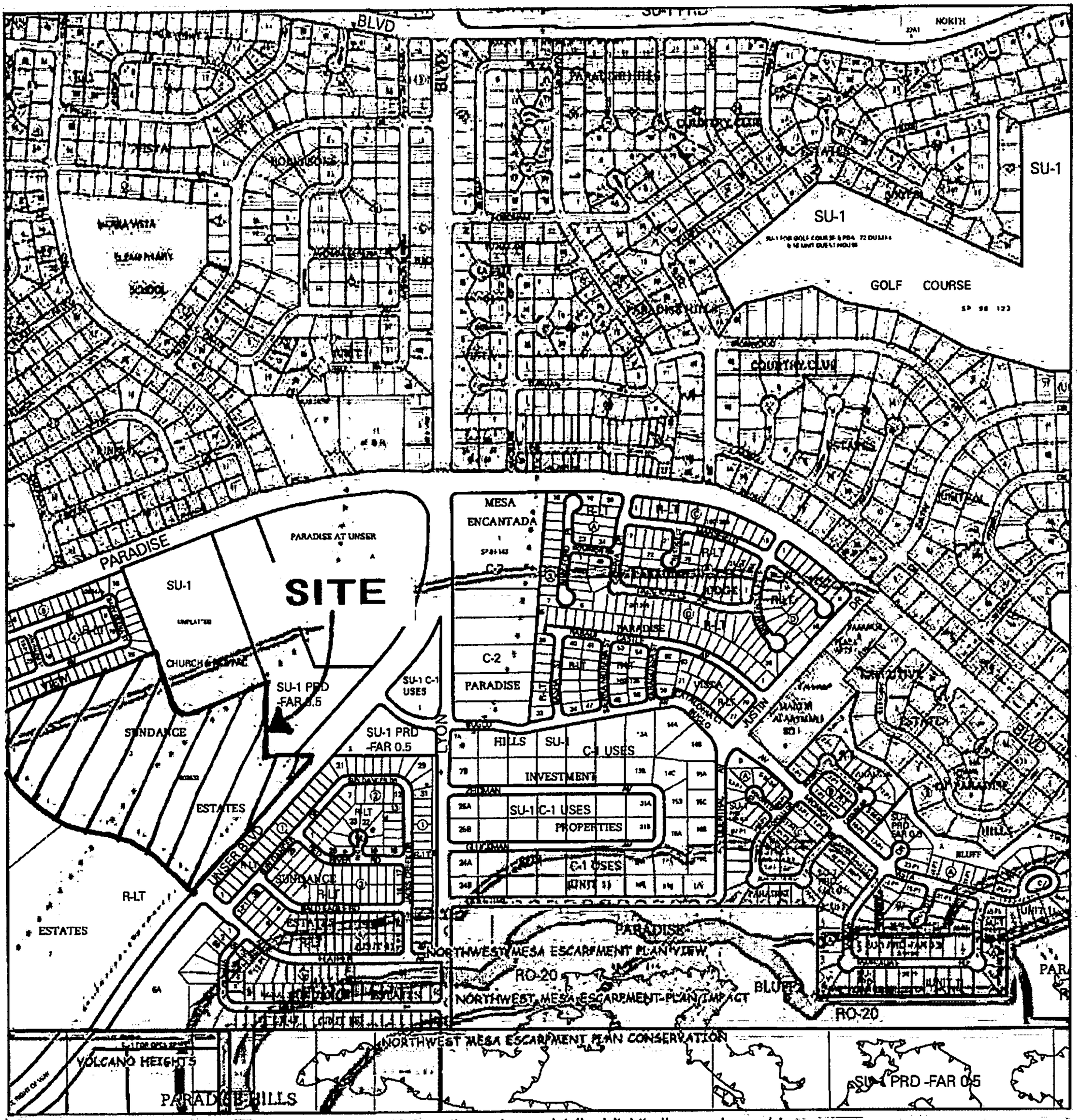
I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Kelli D. Krueger, 4/20/10
(Applicant or Agent) (Date)

I issued 1 signs for this application, 04/20/10, Sandy Handley
(Date) (Staff Member)

Rev. 11/8/90

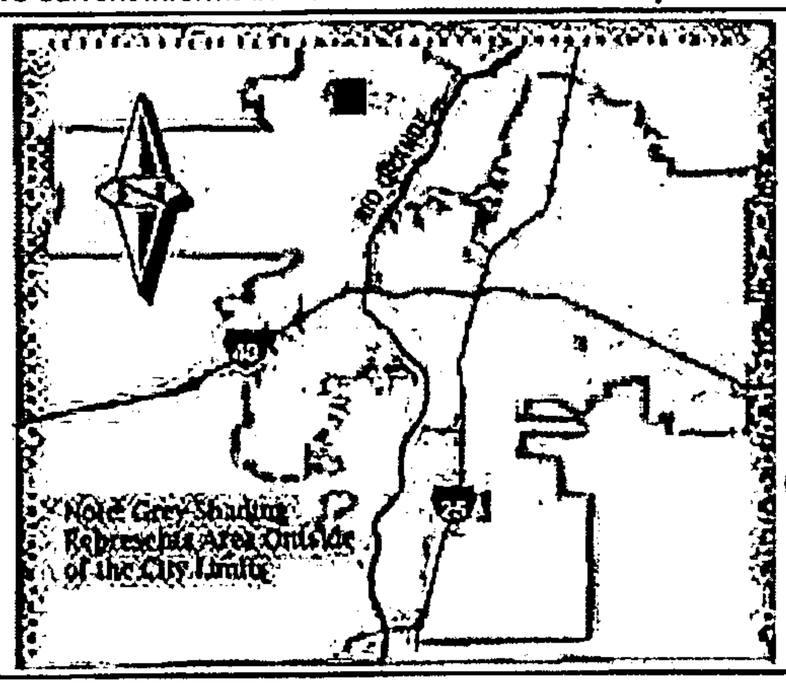
APPLICATION NUMBER: 1002632



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

B-11-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 — 750 — 1,500 Feet

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

April 20, 2010

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Extension of Subdivision Improvements Agreement
Sundance Estates Phase 1A
Project # 1002484
Zone Atlas Page C-18

Dear Mr. Cloud:

Tierra West LLC on behalf of AmGo LLC requests approval of a one-year extension of the Subdivision Improvements Agreement for the above-referenced site. The site is currently vacant, is zoned R-LT, and contains approximately 26.5 acres. The development of this phase of Sundance Estates has not begun due to the state of the economy. However, the developer wishes to maintain his Subdivision Improvements Agreement so that when development of this project does move forward, he can complete the financially guaranteed work.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Kelli D. Krueger
for Ronald R. Bohannan, P.E.

Enclosure/s

cc: Pierre Amestoy, Jr.
Thornton Schwenk, Paradise Hills Civic Assoc.
Tom Anderson, Paradise Hills Civic Association

JN: 28028
RRB/kdk

2008: 28028 Jack Cloud SOA Extension 040110

EXHIBIT "A"

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 18, 2009

Project# 1002632
09DRB-70071 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

TIERRA WEST LLC agent(s) for AMGO LLC & CAPITAL ALLIANCE INVESTMENTS request(s) the referenced/ above action(s) for all or a portion of **SUNDANCE ESTATES UNIT 1A,** zoned R-LT, located on the east side of UNSER BLVD NW between PARADISE BLVD NW AND PASEO DEL NORTE NW containing approximately 32.2706 acre(s). (B-11)

At the March 18, 2009 Development Review Board meeting, an extension of the subdivision improvement agreement (SIA) for the procedure "B" ***modified*** was approved, and set to expire 6/1/2010. An extension of the subdivision improvement agreement (SIA) for the procedure "B" was approved, and set to expire 10/1/2009.

If you wish to appeal this decision, you must do so by April 2, 2009, 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).

Jack Cloud, AICP, DRB Chair

Cc: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109
Cc: AmGo LLC 7 Capital Alliance Investments – 4461 Irving Blvd NE Ste 348 – Albuquerque, NM 87114
Marilyn Maldonado
File

Current DRC
Project Number: 761781

FIGURE 12

Date Submitted: 5/24/06
Date Site Plan Approved:
Date Preliminary Plat Approved: 5/24/06
Date Preliminary Plat Expires: 5/24/07
DRB Project No.: 1002632
DRB Application No.: 06DRB-00569

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

SUNDANCE ESTATES PHASE 1
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS 4, 5 & 6, SUNDANCE ESTATES
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	1	1	1
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Jacks Creek Drive	Sundancer Drive	Blue Feather Ave.	1	1	1
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Red River Rd.	Sundancer Drive	Jacks Creek Drive	1	1	1
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Bald Eagle Rd.	Sundancer Drive	Jacks Creek Drive	1	1	1
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Cache Creek Drive	Blue Feather Ave.	South End	1	1	1
		28' F-F	Residential Paving Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Red River Court	Red River Rd.	North End	1	1	1
		38' F-F	Arterial Paving, Curb & Gutter 6' Sidewalk (East Side)	* — DH CCIP LIST SEE LAST PAGE Uriser Blvd.	Blue Feather Ave.	North Property Line	1	1	1
		24' F-E	Residential Paving Curb & Gutter (West Side) 6' Sidewalks (West Side)	Lyon Blvd.	Blue Feather Ave.	North Property Line	1	1	1
							1	1	1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		32' F-F	Residential Paving 4' Sidewalks (Both Sides) -Deferred	Blue Feather Avenue	Sun Dancer Drive	Lyon Boulevard	/	/	/
		24' E-E	Temporary Paving	Unser Blvd.	North Property Line	Paradise Blvd.	/	/	/
		8"	SAS Gravity Line	Jacks Creek Drive	Sundancer Drive	Blue Feather Ave.	/	/	/
		8"	SAS Gravity Line	Red River Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	SAS Gravity Line	Balk Eagle Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	SAS Gravity Line	Cache Creek Drive	Blue Feather Ave.	South End	/	/	/
		8"	SAS Gravity Line	Red River Court	Red River Rd.	North End	/	/	/
		8"	SAS Gravity Line	Lyon Blvd.	Blue Feather Ave.	Lilianthal Rd.	/	/	/
		6	SAS Force Main	Lilianthal Rd.	Lyon Blvd.	Justin Rd.	/	/	/
		8"	SAS Gravity Line	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Jacks Creek Rd.	Sundancer Drive	Blue Feather Ave.	/	/	/
		8"	Water PVC Line	Red River Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Balk Eagle Rd.	Sundancer Drive	Jacks Creek Drive	/	/	/
		8"	Water PVC Line	Cache Creek Drive	Blue Feather Ave.	South End	/		/
		8"	Water PVC Line	Red River Court	Red River Rd.	North End	/	/	/
		8"	Water PVC Line	Sundancer Drive	Blue Feather Ave.	Jacks Creek Drive	/	/	/

30"	RCP Storm Sewer	Detention Pond Outfall	Detention Pond	South Property Line
2.5 Ac-Ft	Permanent Detention Pond	Tract A	Blue Feather Ave.	South Property Line
24"	RCP Storm Sewer (Deferred)	Unser Crossing @ South Property Line	Centerline of Unser	Unser East R.O.W Line
38' F-F	Arterial Paving, Curb & Gutter (Deferred) 6' Sidewalk (East Side)(Deferred)	Unser Blvd.	Blue Feather Ave.	South Property Line
50' F-F	Residential Paving 4' Sidewalks (Both Sides) -Deferred	Blue Feather Avenue	Unser Boulevard	Sun Dancer Drive
3.0 Ac-Ft	Temporary Retention Pond w/ Agreement and Covenant	Tract 6-A @ Unser		
12"	Water PVC Line	Unser Blvd.	Blue Feather Ave.	Paradise Blvd.
	Scour Wall	Tract 6-A Back of Lots 143 thru 147		
TRAFFIC	SIGNAL MODIFICATIONS	UNSER BLVD / PARADISE BLVD		

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		38' F-F	156ft Right-of-way, Arterial Paving, Curb & Gutter 6' Sidewalk (East Side)	Unser Blvd.	South Property Line	North Property Line	/	/	/
		~~5.0 Ac-Ft~~	~~PERMANENT Temporary Retention Pond. w/ Agreement and Covenant~~	~~Tract G-A @ Unser~~			/	/	/

Approval of Creditable Items: Jack Cloud 5-24-06
Impact Fee Admistrator Signature Date

Approval of Creditable Items:
City User Dept. Signature Date

NOTES

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

Street lights per DPM are required.

1. Water infrastructure to include valves, fittings, valve boxes& fire hydrants as required
2. Sanitary sewer to include manholes and service connections as required.
3. Residential street lights per DPM
4. Certified grading and drainge with private walls & private drainage (non-work order item) required for SIA/ Financial Release.
5. Perimeter Walls per DPM approved perimeter wall Design
6. Wall & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees
7. SIGNING PER DAC

AGENT / OWNER

VINCENT CARRICA
NAME (print)

TIERRA WEST LLC
FIRM

5-18-06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date 5/24/06

PARKS & GENERAL RECREATION - date Christina Sandoval 5/24/06

TRANSPORTATION DEVELOPMENT - date 5-24-06

AMAFCA - date

UTILITY DEVELOPMENT - date William O. Baker 5/24/06

NMUI - date 5-18-06

CITY ENGINEER - date Bradley L. Bingham 5/24/06

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)

AMENDMENT NO. 2
IRREVOCABLE LETTER OF CREDIT #20155

June 2, 2009

City of Albuquerque
Attn: Mr. Ed Adams
Chief Administrative Officer
P.O. Box 1293
Albuquerque, NM 87103

RE: Irrevocable Letter of Credit # 20155
Dated January 2, 2008 for AmGo Properties LLC
Project Name: Sundance Estates Unit 1/Infrastructure

Dear Mr. Adams:

We herby amend the referenced Letter of Credit in the following manner:

The construction deadline is April 1, 2010. The last date the City can call on the Guaranty has been extended to June 1, 2010. The amount of the financial guaranty has also been amended to the amount of $ 364,876.46. All other terms and conditions of Letter of Credit shall remain unchanged.

Sincerely,

Brian McKelvey
Commercial Loan Officer

Los Alamos National Bank
Creating a better way.

LOS ALAMOS
P 505.662.5171
1200 Trinity Drive
Los Alamos, NM 87544

SANTA FE
P 505.988.3200
2009 Galisteo St.
Santa Fe, NM 87505

WHITE ROCK
P 505.672.3853
77 Rover Blvd.
White Rock, NM 87544

SANTA FE DOWNTOWN
P 505.954.5400
301 Griffin St.
Santa Fe, NM 87501

DEVELOPER INQUIRY SHEET
(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: **(505) 924-3913** – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at **(505) 924-3914. Your Developer Inquiry is for the following:**

Cell Tower & Type: [ ] Free-Standing Tower -OR- [ ] Concealed Tower

Private Development [ ] EPC [X] DRB [ ] LUCC [ ] Liquor Submittal

[ ] Administrative Amendments (AA's)

City Project [ ] **Special Exception Application** (ZHE) **[ ]**

CONTACT NAME: **Keli Krueger**

COMPANY NAME: **Tierra West LLC**

ADDRESS/ZIP: **5571 Midway Park Place NE Albuquerque, NM 87109**

PHONE: **505-858-3100** FAX: **505-858-1118**

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

Tract 3, Bulk Land Plat of Sundance Estates

LEGAL DESCRIPTION

LOCATED ON **Unser Boulevard NW**

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN **Paradise Boulevard NW** AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

Paseo Del Norte

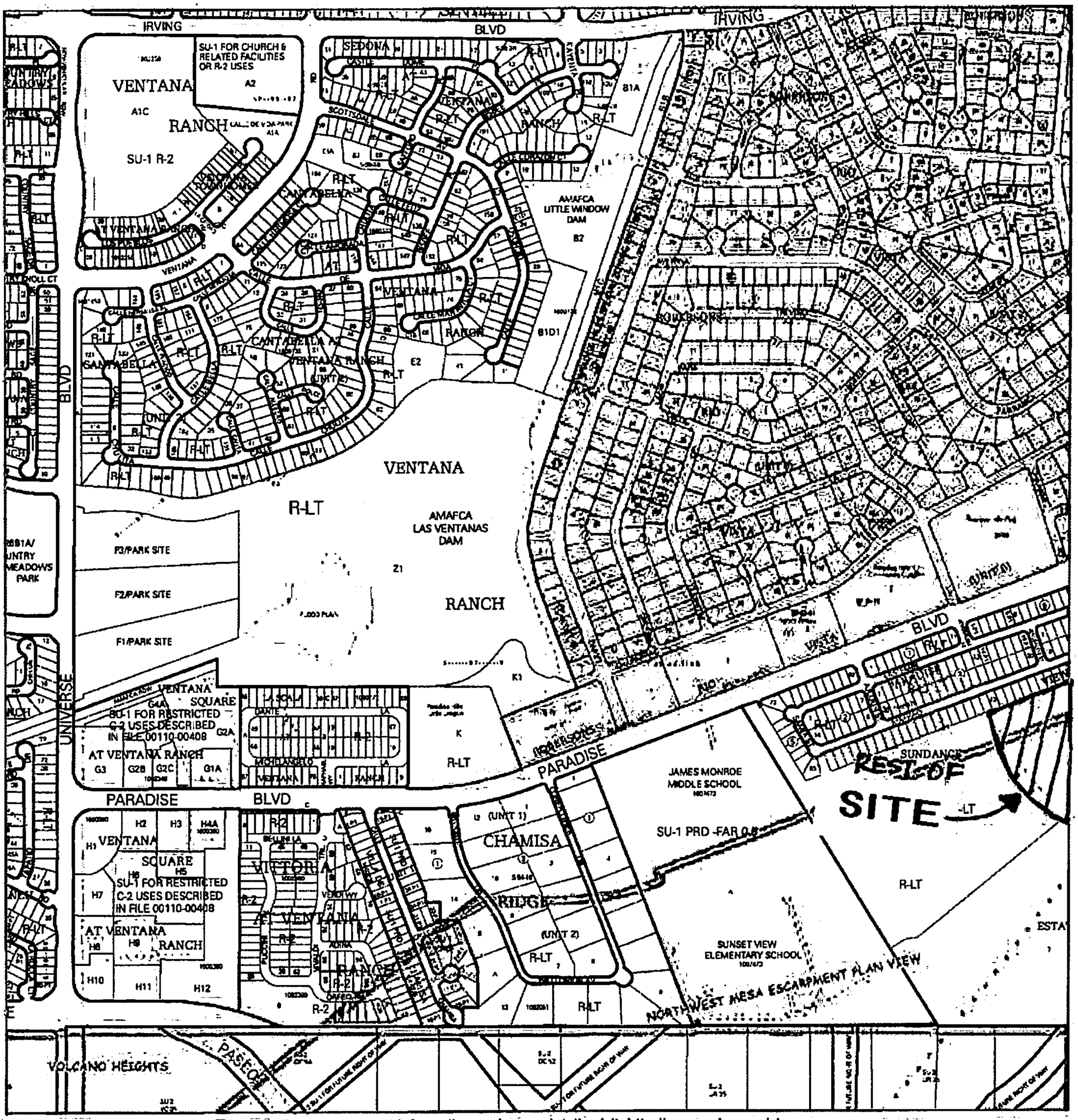
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (**B-10 & B-11**).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map MUST be provided with request)

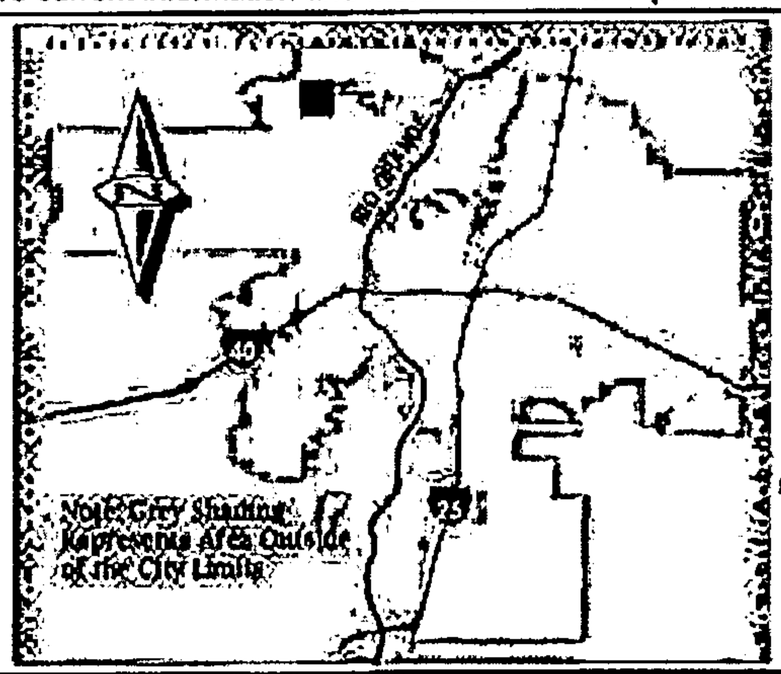
developinquirysheet (11/17/08)



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

B-10-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 — 750 — 1,500 Feet

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

April 1, 2010

Keli Krueger
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118

Dear Keli:

Thank you for your inquiry of **April 1, 2010**requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACT 3, BULK LAND PLAT OF SUNDANCE ESTATES, LOCATED ON UNSER BOULEVARD NW BETWEEN PARADISE BOULEVARD NW AND PASEO DEL NORTE** zone map **B-10-11.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

PARADISE HILLS CIVIC ASSOC. (PHC) "R"
Tom Anderson, 10013 Plunkett Dr. NW/87114 897-2593 (h) 304-0106 (c)
Thornton Schwenk, 5125 Russell Dr. NW/87114 897-2382 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** 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) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER 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 neighborhood and/or homeowner 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 describes 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.
    d) 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.

Information from the Office of Neighborhood Coordination

The following information should always be in <u>each</u> application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] **ONC's "Official" Letter to the applicant *(if there are associations).* A copy must be submitted with application packet -OR-**

[ ] The ONC "Official" Letter *(if there are no associations).* A copy must be submitted with application packet.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

[X] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

* *

(below this line for ONC use only)

Date of Inquiry: **04/01/10** Time Entered: **11:35 p.m.** ONC Rep. Initials: **siw**

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

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.54

ALBUQUERQUE NM 87101 APR 20 2010 Postmark Here USPS

7005 1140 0001 0004 4519

Sent To: Tom Anderson
Street, Apt. No. or PO Box No.: Paradise Hills Civic Assoc.
City, State, ZIP+4: 10013 Plunkett Dr. NW
Albuquerque, NM 87114

PS Form 3800

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

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.54

ALBUQUERQUE NM 87101 APR 20 2010 Postmark Here USPS

7005 1140 0001 0004 4526

Sent To: Thornton Schwenk
Street, Apt. No. or PO Box No.: Paradise Hills Civic Assoc.
City, State, ZIP+4: 5125 Russell Dr. NW
Albuquerque, NM 87114

PS Form 3800

42007
DRB

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 24, 2006

3. Project # 1002632
06DRB-00599 Major-Preliminary Plat Approval
06DRB-00601 Major-Vacation of Pub Right-of-Way
06DRB-00602 Major-Vacation of Public Easements
06DRB-00603 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 4, 5 & 6 (to be known as **SUNDANCE ESTATES, UNIT 1**) zoned R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 36 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-01761] (B-11)

At the May 24, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 5/24/06 and approval of the grading plan engineer stamp dated 2/8/05 the preliminary plat was approved with the following conditions of final plat:

Applicant needs to address MRCOG access at Bluefeather NW.

Access needs to be provided to Tract 5.

Applicant needs to provide Unser easement to Paradise NW.

The vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

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.

The temporary deferral of construction of sidewalk on the interior streets was approved as shown on Exhibit C in the Planning file.

06DRB-00585 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 4-6, **SUNDANCE ESTATES, UNIT 1,** zoned R-LT residential zone, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT, containing approximately 36 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761]*[Deferred from 5/3/06 & 5/24/06]*(B-11)

The final plat was deferred for the SIA and the 15-day appeal period to June 14, 2006.

If you wish to appeal this decision, you must do so by June 8, 2006, 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).

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.)

OFFICIAL NOTICE OF DECISION

PAGE 3

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.)

Sheran Matson, AICP, DRB Chair

Cc: Tierra West LLC, 8509 Jefferson St NE, 87113
Capital Alliance Investments, 6300 Jefferson St NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

01/18/2008 Issued By: PLNABG

Permit Number: **2008 070 034** **Category Code 910**

Application Number: 08DRB-70034, Amendment To Preliminary Plat

Address:

Location Description: LYON BLVD NW BETWEEN PARADISE BLVD NW AND PRPOSED UNSER ALIGNMENT

Project Number: 1002632

Applicant
Amgo, Llc

4461 Irving Blvd Nw
Albuquerque NM 87114
822-0044

Agent / Contact
Tierra West Llc
Ronald Bohannan
5571 Midway Park Pl Ne
Albuquerque NM 87109

twllc@tierrawestllc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	
	TOTAL:	**$20.00**

City Of Albuquerque
Treasury Division

1/18/2008 12:04PM LOC: ANNX
AGH 007 TRANS# 0022
REFERENCE# 00092977-00092977
PERMIT 20080/0034 TRSMSP
Trans Amt $20.00
Conflict Manag. Fee $20.00
CK $20.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

10/15/2007 Issued By: PLNABG

Permit Number: **07EP C00 571** **Category Code 910**

Application Number: EPDEF-00571, Deferral Of Ods Case

Address:

Location Description:

Project Number: 1002632

Applicant
Capitol Allliance Investments

, NM

Agent / Contact
Tierra West Llc
Ronald Bohannan
5571 Midway Park Pl Ne
Albuquerque, NM 87109

twllc@tierrawestllc.com

Application Fees

441006/4983000	DRB Deferral	$110.00
	TOTAL:	**$110.00**

City Of Albuquerque
Treasury Division

10/15/2007 4:05PM LOC: ANNX
WS# 006 TRANS# 0060
RECEIPT# 00083287-00083287
PERMIT# 07EPC00571 TRSCCS
Trans Amt $110.00
DRB Actions $110.00
CK $110.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

02/17/2009 Issued By: E08375

Permit Number: **2009 070 071** **Category Code 910**

Application Number: 09DRB-70071, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: LYON BLVD NW BETWEEN PARADISE BLVD NW AND PROPOSED UNSER ALIGNMENT

Project Number: 1002632

Applicant
Amgo Llc & Capital Alliance Investments

4461 Irving Blvd Nw
Albuquerque NM 87114
822-0044

Agent / Contact
Tierra West Llc
Ronald Bohannan
5571 Midway Park Pl Ne
Albuquerque NM 87109

twllc@tierrawestllc.com

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$50.00
	TOTAL:	**$145.00**

City Of Albuquerque
Treasury Division

2/17/2009 3:46PM LOC: ANNX
WS# 007 TRANS# 0031
RECEIPT# 00110797-00110797
PERMIT# 2009070071 TRSLJS
Trans Amt $145.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $50.00

City of Albuquerque

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
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan — **D**
- ____ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE (Form D) — **A**
- ____ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ____ 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)
- ____ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- ____ 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.

APPLICATION INFORMATION:

Professional/Agent (if any):_Tierra West LLC_____PHONE:_505-858-3100_____

ADDRESS:_5571 Midway Park Place NE_____FAX:_505-858-1118_____

CITY:__Albuquerque_____ STATE _NM__ ZIP__87109_____E-MAIL:_____

APPLICANT:__AmGo LLC_& Capital Alliance Investments_____PHONE: _505-822-0044 & 505-828-1100___

ADDRESS:_4461 Irving Blvd NW_& 11024 Montgomery Blvd. NE, Suite 348_____FAX:__505-821-7468_& 505-823-9441_____

CITY:__Albuquerque_____ STATE _NM__ ZIP__87114_& 87111___E-MAIL:_____

Proprietary interest in site: _Owners_____ **List all owners:** _____

DESCRIPTION OF REQUEST: _Extension of Subdivision Improvements Agreement_____

_____

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

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

Lot or Tract No._____ Block:_____ Unit:_____

Subdiv/Addn/TBKA: _Sundance Estates Unit 1A_____

Existing Zoning:_R-LT_____ Proposed zoning:__No Change_____ MRGCD Map No _____

Zone Atlas page(s):_B-11_____ UPC Code: _101106507203930302_____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): _03EPC-006990_____

_03DRB-01306/04DRB-00760,00761/04DRB-01761/06DRB-00599,00601,00602,00603/06DRB-01409/07EPC-00571/Project # 1002632_____

CASE INFORMATION:

Within city limits? _X__Yes Within 1000FT of a landfill? _No_____

No. of **existing** lots: __166_____ No. of **proposed** lots: __166____ Total area of site (acres): __32.2706+/-_____

LOCATION OF PROPERTY BY STREETS: On or Near: __Lyon Boulevard NW_____

Between:__Paradise Boulevard NW_____ and __Proposed Unser Alignment_____

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

SIGNATURE Kei D. Krueger for DATE 2-17-09

(Print)__Ronald R. Bohannan, PE_____ Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers: 09DRB - _____ - 70071

Action	S.F.	Fees
SIA	___	$ 50.00
ADV	___	$ 75.00
CMF	___	$ 20.00
	___	$
	___	$
		Total $ 145.00

Hearing date March 18, 2009

Planner signature / date

Project # 1002632

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 (DRB13)**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ Proposed Infrastructure List
__ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
__ Zone Atlas map with the entire property(ies) clearly outlined
__ 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
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

❑ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ List 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 30 DAYS after the filing deadline. Your attendance is required.

☒ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

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

DRB Public hearings are approximately 30 DAYS 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.

_Ronald R. Bohannan, PE_____
Applicant name (print)

Keli D. Krueger for RB 2/17/09
Applicant signature / date

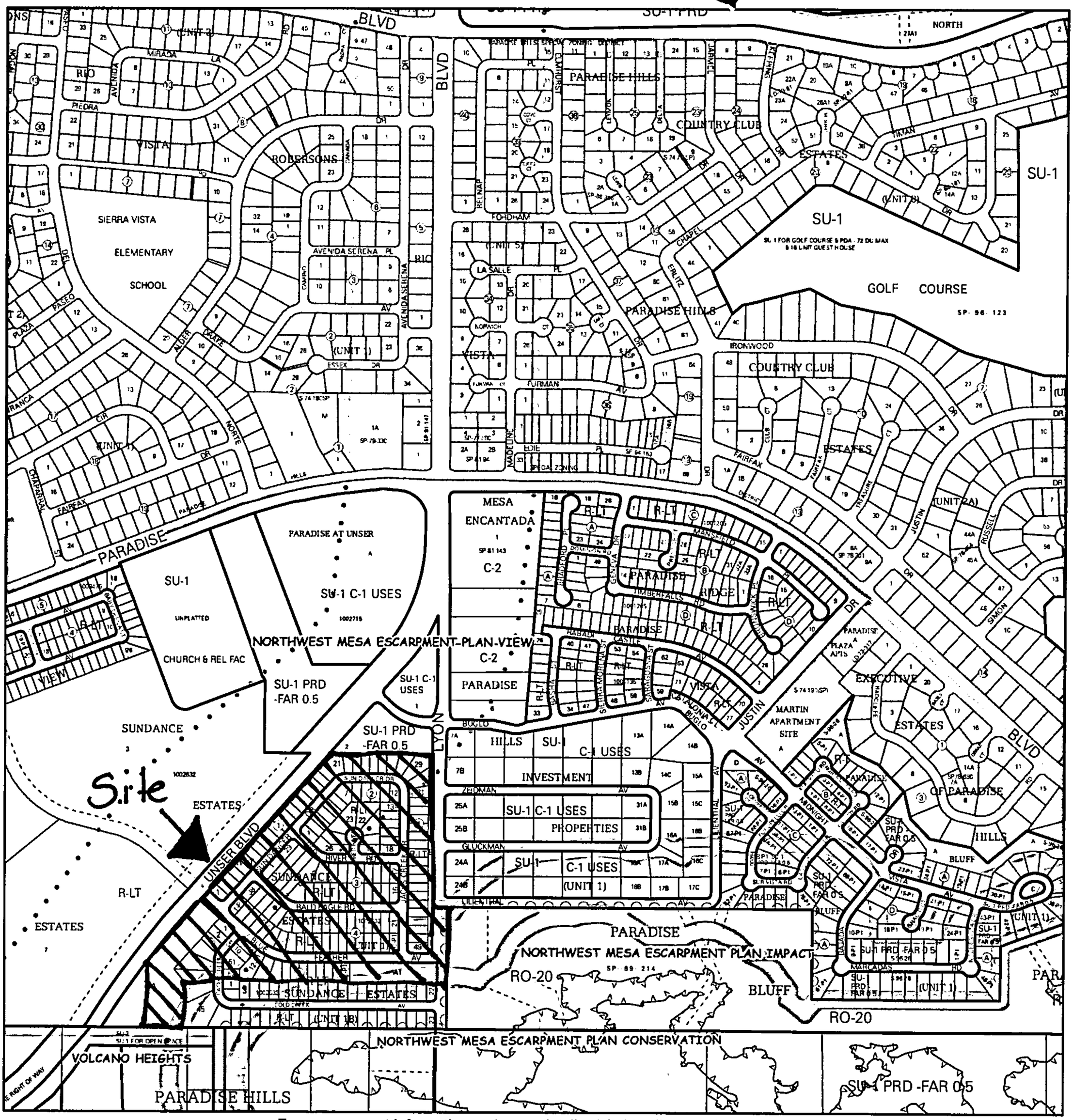
Form revised **October 2007**

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

Application case numbers
09DRB-_____-10071
_____-_____-_____
_____-_____-_____

2.17.09
Planner signature / date

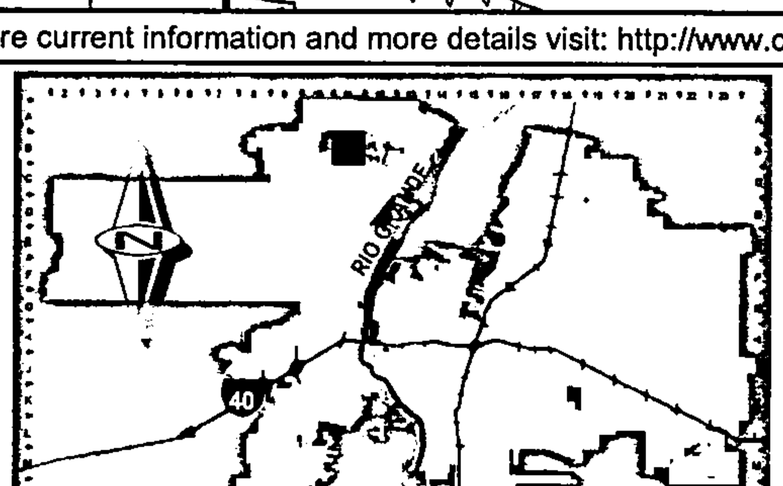
Project # 1002632



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

B-11-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 — 750 — 1,500 Feet

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

February 17, 2009

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Extension of Subdivision Improvements Agreement
Sundance Estates Phase 1A
Project # 1002632

Dear Mr. Cloud:

Tierra West LLC on behalf of AmGo LLC, and Capital Alliance Investments requests approval of a two-year extension to the Subdivision Improvements Agreement for the above-referenced site. This project consists of three Subdivision Improvements Agreements and is separated in the following manner: Procedure B and Sidewalk Deferral Agreements belonging to Capital Alliance Investments and a Procedure B Modified Non-Work Order which belongs to AmGo LLC. The improvements for Sundance Estates Phase 1A are all included on one infrastructure list and covered under one project number. There are some remaining items on the infrastructure list that have yet to be constructed. Completion of these items was put on hold, pending resolution to the West Mesa Escarpment Plan issues. So at this time, we are requesting the approval of a two-year extension to the Subdivision Improvements Agreement.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Vincent Carrica, P.E.

Enclosure/s

cc: Thornton Schwenk, Paradise Hills Civic Assoc.
Tom Anderson, Paradise Hills Civic Assoc.

JN: 22039
RRB/VC/kdk

2005: 22039/28028 Jack Cloud SIA Extension 021608

22007
DRB

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 24, 2006

3. Project # 1002632
06DRB-00599 Major-Preliminary Plat Approval
06DRB-00601 Major-Vacation of Pub Right-of-Way
06DRB-00602 Major-Vacation of Public Easements
06DRB-00603 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 4, 5 & 6 (to be known as **SUNDANCE ESTATES, UNIT 1**) zoned R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 36 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-01761] (B-11)

At the May 24, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 5/24/06 and approval of the grading plan engineer stamp dated 2/8/05 the preliminary plat was approved with the following conditions of final plat:

Applicant needs to address MRCOG access at Bluefeather NW.

Access needs to be provided to Tract 5.

Applicant needs to provide Unser easement to Paradise NW.

The vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

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.

OFFICIAL NOTICE OF DECISION

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.

The temporary deferral of construction of sidewalk on the interior streets was approved as shown on Exhibit C in the Planning file.

06DRB-00585 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 4-6, **SUNDANCE ESTATES, UNIT 1,** zoned R-LT residential zone, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT, containing approximately 36 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761]*[Deferred from 5/3/06 & 5/24/06]*(B-11)

The final plat was deferred for the SIA and the 15-day appeal period to June 14, 2006.

If you wish to appeal this decision, you must do so by June 8, 2006, 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).

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.)

OFFICIAL NOTICE OF DECISION

PAGE 3

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.)

Sheran Matson, AICP, DRB Chair

Cc: Tierra West LLC, 8509 Jefferson St NE, 87113
Capital Alliance Investments, 6300 Jefferson St NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

EXHIBIT "A"

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 9, 2008

Project# 1002632
07DRB-70445 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of **SUNDANCE ESTATES Unit(s) 1A,** zoned R-LT, located on LYON BLVD NW BETWEEN PARADISE BLVD NW AND PROPOSED UNSER ALIGNMENT containing approximately 36.2706 acre(s). (B-11)

At the January 9, 2008 Development Review Board meeting, the two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by January 24, 2008 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).

Andrew Garcia, Acting DRB Chair

Cc: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109
Cc: Capital Alliance Investments – 6300 Jefferson St NE Ste 102 – Albuquerque, NM 87109

AMENDMENT NO. 4
IRREVOCABLE LETTER OF CREDIT #1660

April 7, 2008

City of Albuquerque
Attn: Mr. Bruce J. Perlman, PhD.
Chief Administrative Officer
P.O. Box 1293
Albuquerque, NM 87103

RE: Irrevocable Letter of Credit # 1660
Originally dated November 16, 2005 for Capital Alliance Investments
Maturing June 23, 2008.
Project Name: Sundance Estates Unit 1/Infrastructure

Dear Mr. Perlman:

We herby amend the referenced Letter of Credit in the following manner:

The construction deadline is April 23, 2009. The last date the City can call on the Guaranty has been extended to June 23, 2009. All other terms and conditions of the original Letter of Credit No. 1660 remain valid, in force, and binding upon the parties.

Sincerely,

Elizabeth J. Cavasos
by CKH

Elizabeth J. Cavasos
Vice President

Los Alamos National Bank
Creating a better way.

LOS ALAMOS
P 505.662.5171
1200 Trinity Drive
Los Alamos, NM 87544

SANTA FE
P 505.988.3200
2009 Galisteo St.
Santa Fe, NM 87505

WHITE ROCK
P 505.672.3853
77 Rover Blvd.
White Rock, NM 87544

SANTA FE DOWNTOWN
P 505.954.5400
301 Griffin St.
Santa Fe, NM 87501

RECORDING STAMP

2006095099
Page: 1 of 5
06/28/2006 09:04A
Bk-2006C Pg-205

Plat of

Sundance Estates Unit 1

Albuquerque, Bernalillo County, New Mexico
May 2006

Project No. 1002632

Application No. 06 DRB - ~~00599~~ 00585

Location Map
Zone Atlas Map No. B-10-Z, B-11-Z

N.T.S.

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 35.3685 ACRES±
ZONE ATLAS INDEX NO: B-10-Z AND B-11-Z
NO. OF TRACTS CREATED: 3
NO. OF LOTS CREATED: 166
MILES OF FULL-WIDTH STREETS CREATED: 1.0171
MILES OF HALF-WIDTH STREETS CREATED: 0.3672
DATE OF SURVEY: SEPTEMBER 2003

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO THREE NEW TRACTS AND 166 NEW LOTS, ELIMINATE LOT LINES, VACATE EASEMENTS, GRANT EASEMENTS, AND DEDICATE RIGHT OF WAY.

Notes:

1. MISC. DATA: ZONING RD-RLT
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE – NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN PROJECTED SECTIONS 10 AND 11, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. SP NO. 2004193864.
7. ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8 (A)(1).
8. TRACTS A & B TO BE MAINTAINED BY THE SUNDANCE ESTATES HOMEOWNERS ASSOCIATION.
9. THESE PROPERTIES LIE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER CAPABILITIES ARE BASED UPON THE NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES 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 THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
5. NEW MEXICO UTILITIES, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND WATER SANITARY SEWER LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE WATER AND SANITARY SEWER 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 FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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 (ABOVEGROUND 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.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 10 AND 11 TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS NUMBERED FOUR (4) AND SIX (6), SUNDANCE ESTATES AS THE SAME ARE SHOWN AND DESIGNATED ON THE BULK LAND PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 2004 IN VOLUME 2004C, FOLIO 385, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1927) AND GROUND DISTANCES (U.S. SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A SET ALUMINUM CENTERLINE MONUMENT, "PS 11993" FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "3-C11" BEARS S 18°20'49" E, A DISTANCE OF 3,601.96 FEET;

THENCE FROM SAID BEGINNING POINT, S 89°42'31" E, A DISTANCE OF 658.08 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°17'54" W, A DISTANCE OF 831.24 FEET TO AN ANGLE POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF LYON BOULEVARD, N.W., MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 89°54'43" W, A DISTANCE OF 28.00 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 00°15'22" W, A DISTANCE OF 377.89 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 89°49'25" W, A DISTANCE OF 1,293.75 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°00'00" E, A DISTANCE OF 245.13 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 7430";

THENCE N 89°49'54" W, A DISTANCE OF 528.92 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR MARKED BY A SET ALUMINUM CENTERLINE MONUMENT "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 30.87 FEET, A RADIUS OF 5,000.13 FEET, A DELTA ANGLE OF 00°21'13" AND A CHORD BEARING OF N 32°16'58" E, A DISTANCE OF 30.87 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A SET ALUMINUM CENTERLINE MONUMENT "PS 11993"

THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 777.47 FEET, A RADIUS OF 5124.99 FEET, A DELTA ANGLE OF 08°41'31", A CHORD BEARING OF N 36°30'39" E, A DISTANCE OF 776.72 FEET TO A POINT MARKED BY A SET ALUMINUM CENTERLINE MONUMENT "PS 11993"

THENCE N 41°56'40" E, A DISTANCE OF 1,077.44 FEET TO THE POINT OF BEGINNING, CONTAINING 35.3685 ACRES±, (1,540,651 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACTS A, B, 6-A AND LOTS 1 THROUGH 166, INCLUSIVE, SUNDANCE ESTATES, UNIT 1.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

[signature] 5/17/06

MIKE MARRA — DATE
AUTHORIZED AGENT
CAPITAL ALLIANCE INVESTMENTS, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

OFFICIAL SEAL
KELI D. KRUEGER
NOTARY PUBLIC STATE OF NEW MEXICO
My Commission Expires: March 6, 2010

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May, 2006 BY MIKE MARRA, AUHORIZED AGENT, CAPITAL ALLIANCE INVESTMENTS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

BY Keli D. Krueger — NOTARY PUBLIC — MY COMMISSION EXPIRES: March 6, 2010

Utility Approvals

[signature] PNM GAS SERVICES	5-22-06 DATE
[signature] PNM ELECTRIC SERVICES	5-22-06 DATE
[signature] NEW MEXICO UTILITIES, INC.	5-17-06 DATE
[signature] QWEST CORPORATION	5-22-06 DATE
[signature] COMCAST	5-22-06 DATE

City Approvals

[signature] CITY SURVEYOR	5/22/06 DATE
[signature] TRAFFIC ENGINEERING TRANSPORTATION DIVISION	6-28-06 DATE
[signature] UTILITY DEVELOPMENT	6-14-06 DATE
Christina Sandoval PARKS AND RECREATION DEPARTMENT	[illegible] DATE
Bradley L. Bingham AMAFCA	6/14/06 DATE
Bradley L. Bingham CITY ENGINEER	6/14/06 DATE
[signature] DRB CHAIRPERSON, PLANNING DEPARTMENT	06/28/06 DATE

TREASURER'S CERTIFICATE

[stamp] 1-011-065-072-059-30362
BTC Investments LLC
BERNALILLO COUNTY TREASURER'S OFFICE
[signature] 6/28/06

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[signature] 5/16/06

LARRY W. MEDRANO — DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

2005005639
Book Misc Pages
Page: 2 of 5
06/29/2006 09:04A
Rio Arriba Co. PLAT $.00

Plat of Sundance Estates Unit 1

Albuquerque, Bernalillo County, New Mexico
May 2006

Line Table

LINE	BEARING	DISTANCE
L1	S 89°54'43" E	28.00'
L2	S 00°00'00" E	245.13'

Legend

(N 90°00'00" E)	FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	5000.13'	30.87'	00°21'13"	15.44'	30.87'	N 32°16'58" E
C2	5124.99'	777.47'	08°41'31"	389.48'	776.72'	N 36°30'39" E

*CURVE TABLE INFORMATION FOR THIS SHEET ONLY

0' 100' 200' 300'

SCALE: 1"=100'

DETAIL "A"

SAME POINT

S 89°42'31" E 1077.44'

A.C.S. MONUMENT "3-C19" STANDARD A.C.S. BRASS TABLET (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927) X=365,303.94 Y=1,522,311.89 EL=5308.776-NGVD 1929 GROUND TO GRID FACTOR=0.9996609 DELTA ALPHA ANGLE=-0°15'36"

BASIS OF BEARINGS S 89°09'51" W 5274.83'

A.C.S. MONUMENT "7-C19" STANDARD A.C.S. BRASS TABLET (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927) X=358,984.34 Y=1,521,776.00 EL=5133.389-NGVD 1929 GROUND TO GRID FACTOR=0.9996634 DELTA ALPHA ANGLE=-0°15'19"

TRACT 3 SUNDANCE ESTATES (12/13/2004, 2004C-385)

EXISTING 156' PUBLIC ROADWAY EASEMENT FOR UNSER BOULEVARD (12/13/2004, 2004C-385)

EXISTING 30' PUBLIC ROADWAY ACCESS UTILITY DRAINAGE, EASEMENT VACATED BY THIS PLAT (04/28/1989, C39-282) 04-DRB 01993

LOT 4 REPLAT OF TRACT H (02/16/1984, C23-87)

SEE DETAIL "A" AT LEFT

658.06'

S 00°17'54" W

BLOCK 1: Lot 1 – Lot 30

SUN DANCER DRIVE, N.W.

RED RIVER COURT, N.W.

RED RIVER ROAD, N.W.

BLOCK 2: Lot 1 – Lot 26

BLOCK 3: Lot 1 – Lot 38, Lot 1 P-1 – Lot 6 P-1

BALD EAGLE ROAD, N.W.

BLOCK 4: Lot 1 P-1 – Lot 24 P-1

BLUE FEATHER AVENUE, N.W.

BLOCK 5: Lot 1 P-1 – Lot 24 P-1, Tract A

JACKS CREEK DRIVE, N.W.

LYON BOULEVARD NW (78' ROW)

UNSER BOULEVARD, N.W.

CACHE CREEK DRIVE, N.W.

EXISTING 50' PUBLIC UTILITY AND ACCESS EASEMENT VACATED BY THIS PLAT 04-DRB 01993

EXISTING 30' RIGHT OF WAY VACATED BY THIS PLAT 04-DRB 01993

10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

7A 8A 7B 8B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES (02/26/1998, D3-139)

ZEIDMAN AVE. (50' ROW)

25A 26A 25B 26B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES (02/26/1998, D3-139)

GLUCKMAN AVE. (50' ROW)

24A 23A 24B 23B

LILIENTHAL AVE. (50' ROW)

FOUND NO. 4 REBAR

PARADISE BLUFF TRACT A (12/10/1998, VOL. C32, FOL. 71)

A.C.S. MONUMENT "9-C19" STANDARD A.C.S. BRASS TABLET (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927) X=361,860.83 Y=1,521,478.37 PUBLISHED EL=5390.130-NGVD 1929 GROUND TO GRID FACTOR=0.9996640 DELTA ALPHA ANGLE=-0°15'58"

N 89°49'25" W 377.55'

FOUND NO. 4 REBAR WITH YELLOW CAP "PS 11993"

TRACT 7 SUNDANCE ESTATES (12/13/2004, 2004C-385)

TRACT 6-A AREA=162,865 SQ. FT.± 3.7389± ACRES(M)

Lot 1 – Lot 6

EXISTING TERMINUS (07/26/1989, C39-282)

EXISTING PUBLIC DRAINAGE EASEMENT (POND) (12/13/2004, 2004C-385)

EXISTING PUBLIC ROADWAY, ACCESS DRAINAGE AND UTILITY EASEMENT (12/13/2004, 2004C-385) VACATED BY THIS PLAT

436.74'

528.82'

N 89°49'54" W

FOUND REBAR WITH YELLOW PLASTIC CAP "PS 7430"

FOUND NAIL WITH TAG "PS 7430"

293.75'

FOUND NO. 4 REBAR WITH YELLOW CAP "PS 11993"

TRACT 5 SUNDANCE ESTATES (12/13/2004, 2004C- 385)

NOT A PART OF THIS SURVEY

SHEET INDEX

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 858 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7900

036360P_U1

Plat of
Sundance Estates Unit 1

Albuquerque, Bernalillo County, New Mexico
May 2006

Notes

1. ALL STREETS SHOWN WITHIN SUBDIVISION BOUNDARIES ARE DEDICATED TO THE CITY OF ALBUQUERQUE AS PUBLIC RIGHT OF WAY IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
2. SEE SHEETS 3 THROUGH 5 FOR DETAILED SUBDIVISION INFORMATION.
3. SEE SHEET 5 OF 5 FOR CURVE DATA.
4. ALL FOUND AND USED MONUMENTS SHOWN ON SHEET 2 OF 5.

Ⓐ THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES GRANTED BY THIS PLAT.

Legend

(N 90°00'00" E)	FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
◉	SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"
△	SET ALUMINUM CENTERLINE MONUMENT "PS 11993"

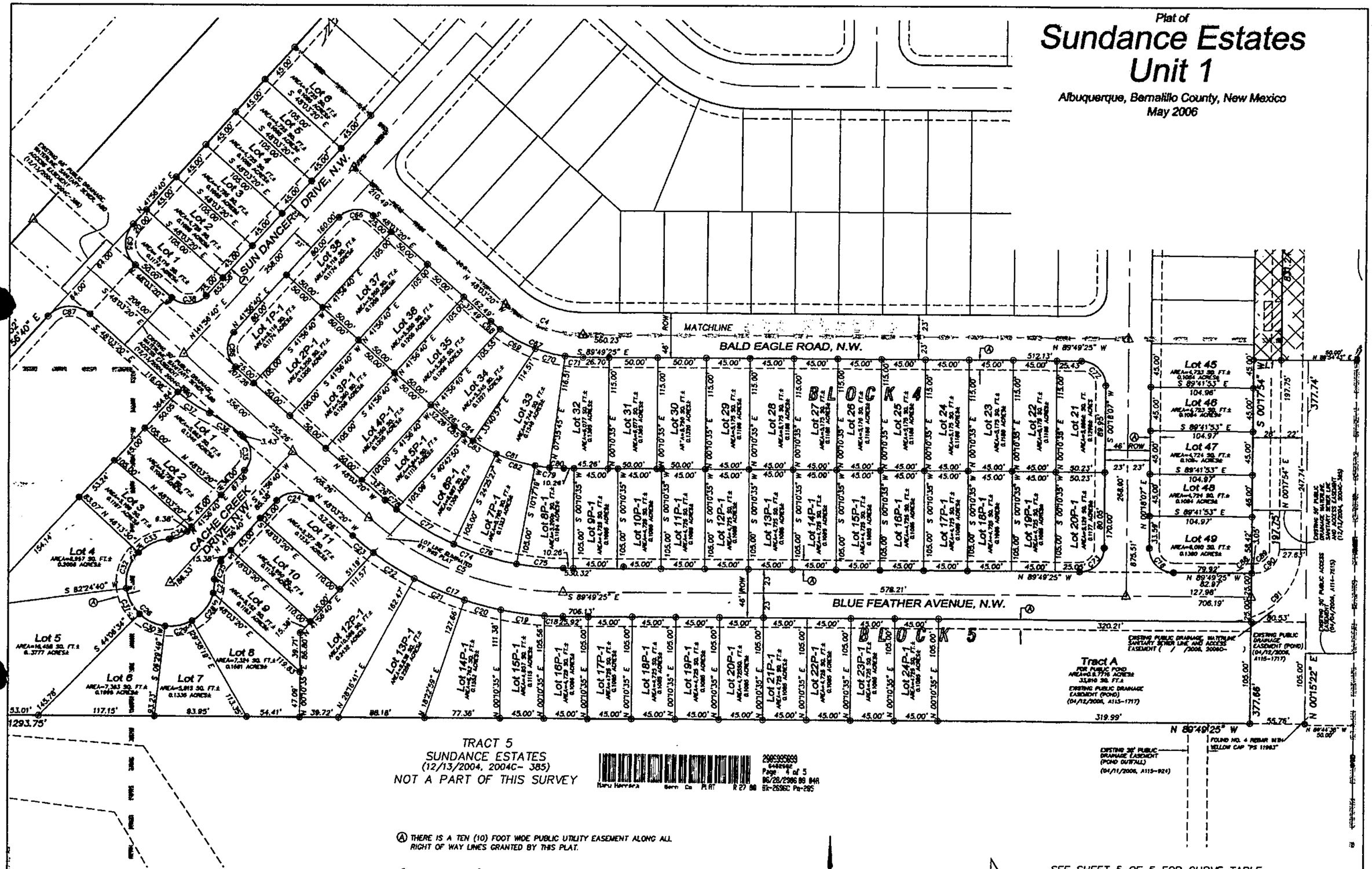
PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

2006055699
Page: 3 of 5
06/28/2006 09:04A

Plat of

Sundance Estates Unit 1

Albuquerque, Bernalillo County, New Mexico
May 2006



TRACT 5
SUNDANCE ESTATES
(12/13/2004, 2004C- 385)
NOT A PART OF THIS SURVEY

Ⓐ THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES GRANTED BY THIS PLAT.

Notes

1. ALL STREETS SHOWN WITHIN SUBDIVISION BOUNDARIES ARE DEDICATED TO THE CITY OF ALBUQUERQUE AS PUBLIC RIGHT OF WAY IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
2. SEE SHEETS 3 THROUGH 5 FOR DETAILED SUBDIVISION INFORMATION.
3. SEE SHEET 5 OF 5 FOR CURVE DATA.
4. ALL FOUND AND USED MONUMENTS SHOWN ON SHEET 2 OF 5.

Legend

(N 90°00'00" E)	FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊕	SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"
△	SET ALUMINUM CENTERLINE MONUMENT "PS 11993"

0' 60' 120' 180'
SCALE: 1"=60'

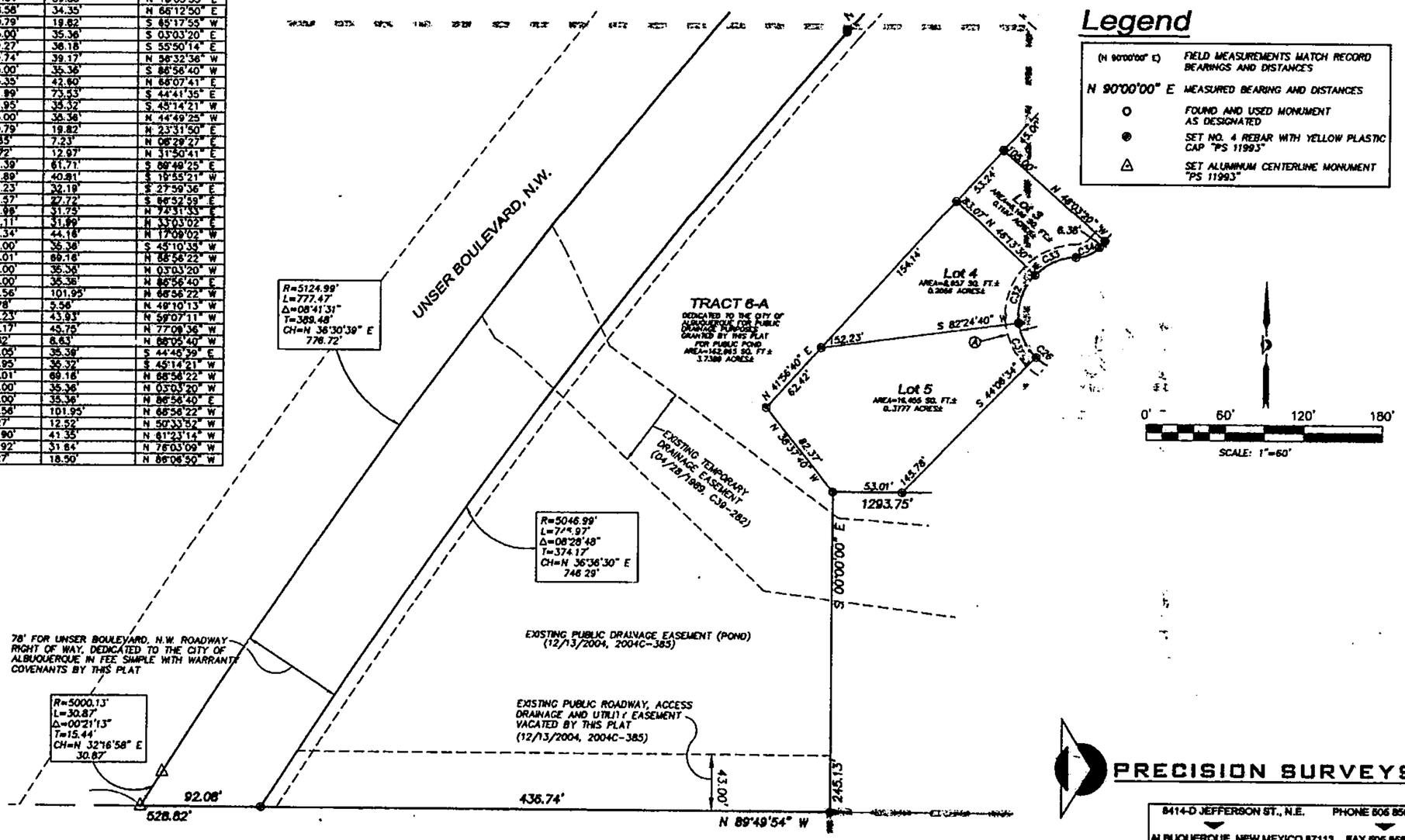
SEE SHEET 5 OF 5 FOR CURVE TABLE

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 605 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 605 856 7900

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	75.00'	83.31'	48°22'02"	33.68'	61.45'	N 66°07'41" E
C2	75.00'	117.80'	89°59'25"	74.99'	106.06'	S 44°41'35" E
C3	120.00'	87.48'	41°46'05"	45.79'	85.55'	N 68°56'22" W
C4	120.00'	87.48'	41°46'05"	45.79'	85.55'	N 68°56'22" W
C5	300.00'	218.70'	41°46'05"	114.46'	213.89'	N 68°56'22" W
C6	98.00'	82.73'	48°22'02"	44.01'	80.29'	N 66°07'41" E
C7	98.00'	25.11'	14°40'57"	12.63'	25.04'	N 49°17'09" E
C8	98.00'	46.94'	27°26'32"	23.93'	46.49'	N 70°20'54" E
C9	98.00'	10.68'	06°14'32"	5.34'	10.67'	N 87°11'26" E
C10	98.00'	153.92'	89°59'25"	97.98'	138.58'	S 44°41'35" E
C11	98.00'	23.39'	13°40'20"	11.75'	23.33'	S 82°51'08" E
C12	98.00'	35.02'	20°28'27"	17.70'	34.83'	S 65°46'45" E
C13	98.00'	38.76'	22°38'31"	19.63'	38.50'	S 44°12'46" E
C14	98.00'	38.33'	22°24'43"	19.42'	38.09'	S 21°40'36" E
C15	98.00'	18.43'	10°46'24"	9.24'	18.40'	S 05°05'05" E
C16	25.00'	39.32'	90°07'32"	25.05'	35.39'	N 44°45'39" W
C17	325.00'	236.92'	41°46'05"	124.00'	231.71'	N 68°56'22" W
C18	325.00'	19.09'	03°21'54"	9.55'	19.08'	N 68°06'28" W
C19	325.00'	45.41'	08°00'21"	22.74'	45.37'	N 82°27'20" W
C20	325.00'	38.77'	06°50'09"	19.41'	38.75'	N 75°02'05" W
C21	325.00'	56.13'	09°53'42"	28.13'	56.06'	N 66°40'10" W
C22	325.00'	49.75'	08°46'16"	24.92'	49.70'	N 57°20'12" W
C23	325.00'	27.77'	04°53'44"	13.89'	27.76'	N 50°30'12" W
C24	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 86°56'40" E
C25	25.00'	20.36'	46°42'29"	10.79'	19.82'	N 18°35'26" E
C26	45.00'	214.74'	273°24'58"	42.39'	61.71'	N 45°03'20" W
C27	45.00'	14.46'	18°24'38"	7.29'	14.40'	S 04°26'29" W
C28	45.00'	36.69'	46°42'53"	19.43'	35.68'	S 37°00'14" W
C29	45.00'	28.38'	36°08'08"	14.68'	27.91'	S 76°25'45" W
C30	45.00'	29.54'	37°36'45"	15.32'	29.01'	N 64°41'49" W
C31	45.00'	30.06'	38°16'06"	15.63'	29.53'	N 28°44'23" W
C32	45.00'	40.34'	51°21'50"	21.64'	39.00'	N 18°05'35" E
C33	45.00'	35.25'	44°52'40"	18.56'	34.35'	N 66°12'50" E
C34	25.00'	20.36'	46°42'29"	10.79'	19.82'	S 45°17'55" W
C35	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 03°03'20" E
C36	140.83'	38.30'	15°34'56"	19.27'	38.18'	S 55°50'14" E
C37	159.00'	39.27'	14°09'04"	19.74'	39.17'	N 58°32'36" W
C38	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 86°56'40" W
C39	52.00'	43.90'	48°22'02"	23.35'	42.60'	N 66°07'41" E
C40	52.00'	81.67'	89°59'25"	51.99'	73.53'	S 44°41'35" E
C41	25.00'	39.22'	89°52'28"	24.95'	35.32'	S 45°14'21" W
C42	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 44°49'25" W
C43	25.00'	20.36'	46°42'29"	10.79'	19.82'	N 23°31'50" E
C44	25.00'	7.26'	16°37'43"	3.65'	7.23'	N 08°29'27" E
C45	25.00'	13.12'	30°04'46"	6.72'	12.97'	N 31°50'41" E
C46	45.00'	214.74'	273°24'58"	42.39'	61.71'	S 89°49'25" E
C47	45.00'	42.35'	53°55'27"	22.89'	40.81'	S 19°55'21" W
C48	45.00'	32.91'	41°54'27"	17.23'	32.19'	S 27°59'36" E
C49	45.00'	28.17'	35°52'19"	14.57'	27.72'	S 86°52'59" E
C50	46.00'	32.46'	41°18'38"	16.98'	31.75'	N 74°31'33" E
C51	45.00'	32.70'	41°38'23"	17.11'	31.99'	N 33°03'02" E
C52	45.00'	46.15'	58°46'46"	25.34'	44.16'	N 17°09'02" W
C53	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 45°10'35" W
C54	97.00'	70.71'	41°46'05"	37.01'	69.16'	N 68°56'22" W
C55	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 03°03'20" W
C56	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 86°56'40" E
C57	143.00'	104.25'	41°46'05"	54.56'	101.95'	N 68°56'22" W
C58	143.00'	5.56'	02°13'47"	2.78'	5.56'	N 49°10'13" W
C59	143.00'	44.10'	17°40'10"	22.23'	43.93'	N 59°07'11" W
C60	143.00'	45.95'	18°24'38"	23.17'	45.75'	N 77°08'36" W
C61	143.00'	8.63'	03°27'30"	4.32'	8.63'	N 86°05'40" W
C62	25.00'	39.32'	90°07'32"	25.05'	35.39'	S 44°45'39" E
C63	25.00'	39.22'	89°52'28"	24.95'	35.32'	S 45°14'21" W
C64	97.00'	70.71'	41°46'05"	37.01'	69.16'	N 68°56'22" W
C65	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 03°03'20" W
C66	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 86°56'40" E
C67	143.00'	104.25'	41°46'05"	54.56'	101.95'	N 68°56'22" W
C68	143.00'	12.52'	05°01'05"	6.27'	12.52'	N 50°33'52" W
C69	143.00'	41.50'	16°37'38"	20.90'	41.35'	N 61°23'14" W
C70	143.00'	31.71'	12°42'12"	15.92'	31.64'	N 76°03'09" W
C71	143.00'	18.52'	07°25'10"	9.27'	18.50'	N 86°08'50" W

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C72	25.00'	39.32'	90°07'32"	25.05'	35.39'	S 44°45'39" E
C73	25.00'	39.22'	89°52'28"	24.95'	35.32'	S 45°14'21" W
C74	275.00'	200.47'	41°46'05"	104.92'	196.06'	N 68°56'22" W
C75	275.00'	48.52'	10°06'35"	24.33'	48.46'	N 84°46'07" W
C76	275.00'	67.86'	14°08'17"	34.10'	67.69'	N 72°38'41" W
C77	275.00'	69.09'	14°23'42"	34.73'	68.91'	N 58°22'42" W
C78	275.00'	15.00'	03°07'31"	7.50'	15.00'	N 49°37'05" W
C79	170.00'	30.00'	10°06'35"	15.04'	29.96'	N 84°46'07" W
C80	170.00'	14.97'	05°02'40"	7.49'	14.96'	N 87°18'05" W
C81	170.00'	84.45'	28°27'42"	43.11'	83.58'	N 70°32'54" W
C82	170.00'	41.95'	14°08'17"	21.08'	41.84'	N 72°38'41" W
C83	170.00'	39.24'	13°13'27"	19.71'	39.15'	N 58°57'49" W
C84	170.00'	24.51'	08°15'43"	12.28'	24.49'	N 52°11'11" W
C85	170.00'	12.75'	04°17'47"	6.38'	12.74'	N 50°12'13" W
C86	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 03°03'20" W
C87	30.00'	47.12'	90°00'00"	30.00'	42.43'	N 86°56'40" E
C88	25.00'	39.22'	89°52'41"	24.95'	35.32'	S 45°14'14" W
C89	15.00'	23.53'	89°52'43"	14.97'	21.19'	S 45°14'15" W
C91	75.00'	117.65'	89°52'41"	74.84'	105.95'	S 45°14'14" W
C92	25.00'	20.38'	46°42'29"	10.79'	19.82'	S 23°10'40" E
C93	25.00'	13.12'	30°04'46"	6.72'	12.97'	S 31°29'31" E
C94	25.00'	7.26'	16°37'43"	3.65'	7.23'	S 08°08'17" E
C95	30.00'	47.12'	90°00'00"	30.00'	42.43'	N 03°03'20" W



Plat of

Sundance Estates Unit 1

Albuquerque, Bernalillo County, New Mexico
May 2006

Notes

1. ALL STREETS SHOWN WITHIN SUBDIVISION BOUNDARIES ARE DEDICATED TO THE CITY OF ALBUQUERQUE AS PUBLIC RIGHT OF WAY IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
2. SEE SHEETS 3 THROUGH 5 FOR DETAILED SUBDIVISION INFORMATION.
3. ALL FOUND AND USED MONUMENTS SHOWN ON SHEET 2 OF 5.

Ⓐ THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES GRANTED BY THIS PLAT.

Legend

(N 90°00'00" E)	FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"
△	SET ALUMINUM CENTERLINE MONUMENT "PS 11993"

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 858 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7900

2006095099
04/28/2006 08:48:58 AM
Page: 5 of 5
Bk-2006C Pg-265

DEVELOPER INQUIRY SHEET
(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: **(505) 924-3913** – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at **(505) 924-3914. Your Developer Inquiry is for the following:**

Cell Tower & Type: [ ] Free-Standing Tower -OR- [ ] Concealed Tower

Private Development [ ] EPC [X] DRB [ ] LUCC [ ] Liquor Submittal

[ ] Administrative Amendments (AA's)

City Project [ ] **Special Exception Application** (ZHE) [ ]

CONTACT NAME: **Keli Krueger**

COMPANY NAME: **Tierra West LLC**

ADDRESS/ZIP: **5571 Midway Park Place NE, Albuquerque, NM 87109**

PHONE: **505-858-3100** FAX: **505-858-1118**

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

Sundance Estates Subdivision Phase 1A – All 166 Lots

LEGAL DESCRIPTION

LOCATED ON **Lyon Boulevard NW**

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN **Paradise Boulevard NW** AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

Proposed Unser Blvd. Alignment

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (**B-11**).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map MUST be provided with request)

developinquirysheet (11/17/08)

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

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .42
Certified Fee	2.70
Return Receipt Fee (Endorsement Required)	2.20
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.32

ALBUQUERQUE NM FEB 17 2005 Postmark Here 87101

7005 1160 0000 1000 4922

Sent To: Tom Anderson
Street, Apt. No.; or PO Box No.: Paradise Hills Civic Assoc.
City, State, ZIP+4: 10013 Plunkett Dr. NW
Albuquerque, NM 87114

PS Form 3800, June 2002 — See Reverse for Instructions

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

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .42
Certified Fee	2.70
Return Receipt Fee (Endorsement Required)	2.20
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.32

ALBUQUERQUE NM FEB 17 2005 Postmark Here 87101

7005 1160 0000 1000 4915

Sent To: Thornton Schwenk
Street, Apt. No.; or PO Box No.: Paradise Hills Civic Assoc.
City, State, ZIP+4: 5125 Russell Dr. NW
Albuquerque, NM 87114

PS Form 3800, June 2002 — See Reverse for Instructions

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

February 17, 2009

Keli Krueger
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118

Dear Keli:

Thank you for your inquiry of **February 16, 2009** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – SUNDANCE ESTATES SUBDIVISION, PHASE 1A – ALL 166 LOTS, LOCATED ON LYON BOULEVARD NW BETWEEN PARADISE BOULEVARD NW AND PROPOSED UNSER BOULEVARD ALIGNMENT** zone map **B-11.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

PARADISE HILLS CIVIC ASSOC. (PHC) "R"
Thornton Schwenk
5125 Russell Dr. NW/87114 897-2382 (h) 459-9543 (c)
Tom Anderson
10013 Plunkett Dr. NW/87114 897-2593 (h) 304-0106 (c)

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) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER 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 neighborhood and/or homeowner 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 describes 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.
   d) 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.

Information from the Office of Neighborhood Coordination

The following information should always be in <u>**each**</u> application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] **ONC's "Official" Letter to the applicant *(if there are associations).* A copy must be submitted with application packet -OR-**

[ ] The ONC "Official" Letter *(if there are no associations).* A copy must be submitted with application packet.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

[X] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

Just a reminder - **Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

* *

(below this line for ONC use only)

Date of Inquiry: **02/17/09** Time Entered: **9:15 a.m.** ONC Rep. Initials: **siw**

MANAGEMENT AUTHORIZATION

The undersigned, being all of the members of CAPITAL ALLIANCE INVESTMENTS, LLC, a New Mexico limited liability company (the "Company"), represent, warrant and covenant that:

1. The Company is a limited liability company, formed and existing under the law of the state of New Mexico.

2. Any person, when dealing with any one of the Authorized Agents, named below, and authorized to act for the Company, (a) shall be entitled to accept the representations of the Authorized Agent, acting alone, that the purpose of exercising the authority herein given is within the scope of the business of the Company; (b) shall be under no obligation to make any inquiries in order to verify or confirm the Authorized Agent's authority; and (c) shall in no way be responsible any of the acts taken by the Authorized Agent by virtue of the authority herein given.

3. H. GRIFFIN PICKARD, JR., JEFFREY WATSON or MICHAEL L. MARRA (hereafter "Authorized Agent") are each separately authorized, empowered and directed to take all action on behalf of the Company that may necessary or required in the pursuance of the purposes and powers of and the management of the Company. The Authorized Agents are granted, without limitation, the right, power and authority to:

(a) execute such documents as the Authorized Agent may deem necessary or desirable for Company purposes, including but not limited to contracts, deeds, conveyances, documents concerning loans and including documents concerning Company bank accounts and other Company assets and activities;

(b) sell, assign, convey, lease, mortgage, or otherwise dispose of or deal with all or any part of the Company assets, including the execution, modification or amendment of agreements entered into by the Company;

(c) borrow money, upon any terms and conditions (including the subordination of such loans), grant mortgages and security interests in assets of the Company to secure indebtedness or other obligations of the Company or others, and guarantee indebtedness or obligations of others;

(d) perform or cause to be performed all of the Company's obligations under any agreement to which the Company is a party; and

(e) sign checks on Company accounts, grant powers of attorney to one or more persons, firms, or corporations with respect to the Company bank accounts, and execute and/or accept any instrument or agreement or power of attorney, incident to or connected with the Company business and in furtherance of its purposes (and any such

instrument or agreement or power of attorney so executed or accepted by the Members in its name shall be deemed executed and accepted on behalf of the Company by the Members).
(a) to borrow the Loan from Lender, for and in the name of Company, and on such terms as may be agreed to by Authorized Agent; (b) to execute in Company's name for such moneys so borrowed, credits extended and interest, any notes, drafts, guaranties, applications for letters of credit and agreements of any type as evidence thereof.

4. The authority herein confirmed shall be retroactive and any and all acts authorized hereunder performed prior to the date hereof are hereby approved and ratified.

5. This Authorization shall remain in full force and effect until revoked and until any person acting in reliance hereof shall actually receive written notice of its revocation and discontinuance.

6. The undersigned hereby certify that they are all of the Members of the Company.

IN WITNESS WHEREOF this instrument is hereby executed this 22nd day of December, 2004

MEMBERS:

BUILDERS INVESTMENT COMPANY
OF NEW MEXICO, LTD. CO.

By: _____
Name: H. Griff Pickard, Jr.
Title: Authorized Agent

THE GOODING FAMILY LIMITED PARTNERSHIP

By: _____
Name: Richard Gooding
Title: General Partner

_____
Pierre Amestoy

_____
Coleman Travelstead

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 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 March 3, 2009 To March 18, 2009.

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.

Keri D. Krueger, 2/17/09
(Applicant or Agent) (Date)

I issued 3 signs for this application, 2·17·09, [signature]
(Date) (Staff Member)

Rev. 11/8/90

APPLICATION NUMBER: 1002632