3. **Project# 1009881**
14DRB-70169 MAJOR – SITE DEVELOPMENT PLAN FOR SUBDIVISION

RIO GRANDE ENGINEERING agents for VANDY INVESTMENTS request the referenced/ above action for Lots 4-10 & 23-29, Block 28, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned IP/ SU-2 NC, located between ALAMEDA BLVD NE and OAKLAND AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 12.35 acres. (C-18) *[Deferred from 7/9/14]* **DEFERRED TO 8/6/14.**

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

4. **Project# 1002632**
14DRB-70251 MAJOR - FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for FLASH RESOURCES, LLC request(s) the above action(s) for all or a portion of Lot(s) A-1 & B-1, **THE BOULDERS PH III** zoned R-LT, located on UNSER BETWEEN PARADISE AND PASEO DEL NORTE containing approximately 18.97 acre(s). (B-10 & 11) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**

5. **Project# 1007971**
14DRB-70250 EXT OF MAJOR PRELIMINARY PLAT

HIGH MESA CONSULTING GROUP agent(s) for MELCOR ZAMORA request(s) the above action(s) for all or a portion of Lot(s) 2, **LANDS OF DELLA P. SANCHEZ** zoned R-1, located on CARSON BETWEEN ALAMEDA DRAIN AND RIO GRANDE BLVD containing approximately 1.64 acre(s). (J-12) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

6. **Project# 1009178**
14DRB-70254 EXT OF MAJOR PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for RTR, LLC request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 9, **TIBURON HEIGHTS Unit(s) 18,** zoned SU-2 / VCLL, located on PEIRROJO BETWEEN UNSER AND URRACA containing approximately 7.9 acre(s). (D-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

7. **Project# 1010098**
14DRB-70247 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ALPHA PRO SURVEYING LLC agent(s) for JACK MCCOMAS request(s) the above action(s) for all or a portion of TR 73 MRGCD Map #36 et.al, zoned C-2, SU-1, R-1, located on 4TH ST BETWEEN CUTLER AND PROSPECT containing approximately 2.3239 acre(s). (H-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REVISION OF ZONING NOTE.**

DRB CASE ACTION LOG – BLUE SHEET

☑ Preliminary/Final Plat [FP]
☐ Site Plan – Subdivision [SPS]
☐ Site Plan – Building Permit [SBP]

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project #: **1002632** *Application #:* 14DRB-70251
Project Name: *THE BOULDERS PHASE III*
Agent: High Mesa Consulting Group *Phone #:*

****Your request was approved on 7-23-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

☑ **PLANNING (Last to sign):** to record

PLATS:

☑ **Planning must record this plat. Please submit the following items:**

- **-The original plat and a mylar copy for the County Clerk.**
- **-Tax certificate from the County Treasurer.**
- **-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____**
- **-Tax printout from the County Assessor.**
- **-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.**

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
☐ **AGIS DXF File approval required.**
☐ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

☐ **3 copies of the approved site plan. Include all pages.**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 21, 2013

Project# 1002632
13DRB-70627 VACATION OF PUBLIC EASEMENT
13DRB-70628 MINOR - TEMP DEFERRAL OF SIDEWALK CONSTRUCTION
13DRB-70629 MAJOR - PRELIMINARY PLAT APPROVAL

TIERRA WEST LLC agents for FLASH RESOURCES, LLC request the referenced/ above actions for all or a portion of Tracts A-1 & B-1, **THE BOULDERS [Phase III]** zoned R-LT, located on the west side of UNSER BLVD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 18.97 acre(s). (B-10 & 11) *)[Deferred from 8/14/13]*

At the August 21, 2013 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file. With an approved grading and drainage plan engineer stamp dated 8/16/13 and with the signing of the infrastructure list date 8/21/13, the preliminary plat was approved.

Findings
The request was filed by the owner of all the frontage of the proposed vacation of easement.

The public welfare is in no way served by retaining the easement;
The City of Albuquerque does not anticipate any need to utilize the existing easement based on the proposed replat.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. 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.

If you wish to appeal this decision, you must do so by September 5, 2013 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 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.)

Jack Cloud, DRB Chair

Cc: TIERRA WEST LLC
Marilyn Maldonado
File

Cloud, Jack W.

From: Abbey, Susannah
Sent: Tuesday, August 13, 2013 2:51 PM
To: Gomez, Angela J.; Cloud, Jack W.
Cc: Dumont, Carol S.; Evans, Jay Lee
Subject: Agency comments for DRB review 8-14

Angela,

I apologize for not getting this to you on time! I hope it can still be included at the review session.

Open Space Division has reviewed the plans for "The Boulders Phase 3" and would like to ask the engineer to keep all drainage pond construction activity (southeast of Unser Boulevard) outside the Petroglyph monument. For safety, we would request a "limit of construction line" be included in the plans that would allow for a silt fence and keep any machinery away from the Monument corner. Also, we would like the engineer and contractor to ensure that no offsite drainage enters the monument during construction.

Thank you,
Susannah Abbey

Susannah Abbey, RLA, ASLA
Open Space Division
City of Albuquerque Parks and Recreation
505-452-5205

DEVELOPMENT REVIEW BOARD MEETING – February 13, 2013

PARKS & RECREATION DEPARTMENT COMMENTS

Item #8

Project #1002632 - The Boulders Phase 2
13DRB-70436 Major/Final Plat Approval

- Please indicate Tracts D and E on Sheet 3 of 6 and label Big Rock Drive where it goes off the sheet.

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

3. **Project# 1002632**
13DRB-70579 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for FLASH RESOURCES, LLC request(s) the above action(s) for all or a portion of Lot(s) 24-A, 25-A, 28A-31-A, 61A-A4A, 74A-78A, **THE BOULDERS PHASE II** zoned RLT, located on UNSER BLVD NW BETWEEN UNSER BLVD NW AND PARADISE BLVD NW containing approximately 2.1436 acre(s). (B-10, B-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURES.**

4. **Project# 1009603**
13DRB-70580 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for TOSTA NEW MEXICO LLC request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, & 22, 23, 24, Block(s) 8, **BARON BURY HEIGHTS** zoned C-1, located on SAN MATEO BLVD SE BETWEEN ZUNI RD SE AND BELL AVE SE containing approximately .7623 acre(s). (L-17 & L-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSIONAL EXHIBIT AND TO PLANNING FOR UTILITY COMPANY SIGNATURES, AGIS DXF, AND TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES: APPLICANT - AGENT REQUIRED TO BE AT MEETING

5. **Project# 1009730**
13DRB-70578 SKETCH PLAT REVIEW AND COMMENT

THE GROUP agent(s) for OAKLAND INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 3, **Unit(s) 3 TRACT 2,** zoned RD, located on OAKLAND BETWEEN LOUISIANA AND QUAIL SPRINGS containing approximately .7302 acre(s). (C-19)**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

6. Approval of the Development Review Board Minutes for **June 5 & 12, 2013.**
Other Matters:
ADJOURNED:

DRB CASE ACTION LOG - BLUE SHEET

- ☐ *Preliminary/Final Plat [FP]*
- ☐ *Site Plan - Subdivision [SPS]*
- ☐ *Site Plan - Building Permit [SBP]*

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return this sheet with site plan/plat to obtain signatures once comments have been addressed.

Site Plans: It is the responsibility of the **applicant/agent/developer/owner** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then It is the responsibility of the **applicant/agent/developer/owner** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project #: **1002632** *Application #:* 13DRB-70579

Project Name: **THE BOULDERS PHASE II**

Agent: PRECISION SURVEYS INC. *Phone #:*

****Your request was approved on** 6-19-13 **by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

☑ **PLANNING (Last to sign):** date, activity, signature

PLATS:

☐ **Planning must record this plat. Please submit the following items:**
- **-The original plat and a mylar copy for the County Clerk.**
- **-Tax certificate from the County Treasurer.**
- **-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____**
- **-Tax printout from the County Assessor.**
- **-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.**

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

☑ **AGIS DXF File approval required.**

☐ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

☐ **3 copies of the approved site plan. Include all pages.**

Complete
3-21-13
VS

DRB CASE ACTION LOG – BLUE SHEET

(SEE POCKET FILE FOR ORIGINAL

- ☐ ~~Preliminary/Final Plat [FP]~~
- ☐ ~~Site Plan – Subdivision [SPS]~~
- ☐ Site Plan – Building Permit [SBP]

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1002632 *Application #:* 13DRB-70436

Project Name: The Boulders Phast 2

Agent: Tierra West LLC *Phone #:*

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

☑ **PLANNING (Last to sign):** to record

PLATS:

☐ Planning must record this plat. Please submit the following items:

- -The original plat and a mylar copy for the County Clerk.
- -Tax certificate from the County Treasurer.
- -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- -Tax printout from the County Assessor.
- -County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

☐ Property Management's signature must be obtained prior to Planning Department's signature.

☐ AGIS DXF File approval required.

☐ Copy of recorded plat for Planning.

ALL SITE PLANS:

☐3 copies of the approved site plan. Include all pages.

9. **Project# 1004073**
13DRB-70466 EXT OF MAJOR PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 4-A, **VOLTERRA VILLAGE - TBICA JUAN TABO HILLS UNIT 1 Unit(s) 1,** zoned SU-1, located on JUAN TABO BETWEEN TIJERAS ARROYO AND GALLANT FOX containing approximately 25.62 acre(s). (M-21 & 22)**A ONE YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

10. **Project# 1009604**
13DRB-70464 SUBDIVISION DESIGN VARIANCE

MOLZEN-CORBIN AND ASSOCIATES agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) ATRISCO VISTA BLVD, **I-40 NORTH TO DOUBLE EAGLE II AIRPORT** located on I-40 / CENTRAL AND DOUBLE EAGLE II AIRPORT/ ATRISCO VISTA (D-6 THROUGH L-6) **DEFERRED TO 3/27/13 AT THE AGENT'S REQUEST.**

11. **Project# 1002345**
13DRB-70410 MINOR - FINAL PLAT APPROVAL

PRECISION SURVEYS INC request(s) the above action(s) for all or a portion of Lot(s) 3 AND 8, **BROADWAY INDUSTRIAL CENTER,** zoned SU-2/HM, located on KARSTEN BETWEEN WHEELER AND SAN JOSE containing approximately 18.0532 acre(s). (M-14 & 15)*[Deferred from 1/23/13, 2/6/13, 3/6/13]* **DEFERRED TO 3/27/13 AT THE AGENT'S REQUEST.**

12. **Project# 1002632**
13DRB-70436 MAJOR - FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for FLASH RESOURCES, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **THE BOULDERS - PHASE 2** zoned R-LT, located on UNSER BLVD NW BETWEEN PARADISE BLVD NW AND PASEO DEL NORTE NW containing approximately 43.5247 acre(s). (B-10 & B-11) *[Deferred from 2/13/13]***THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

13. **Project# 1004720**
13DRB-70473 SKETCH PLAT REVIEW AND COMMENT

TERRA LAND SURVEYS LLC agent(s) for LITTLE BIRD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2,3 & 4, Block(s) K, **HIGHLAND ADDITION** zoned SU-2, located on HAZELDINE, BETWEEN BROADWAY AND COMMERCIAL containing approximately .2447 acre(s). (K-14)**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

14. Other Matters: None.

ADJOURNED: 10:15

7. **Project# 1002624**
13DRB-70430 EPC APPROVED SDP FOR BUILD PERMIT

DEKKER/PERICH/SABATINI agent(s) for NEW DAY YOUTH & FAMILY SERVICES request(s) the above action(s) for all or a portion of Lot(s) SEE ATTACHED, **SEE ATTACHED** zoned SU-1, located on 2820 RIDGE CREST DR SE containing approximately 2.5 acre(s). (M-18) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION AND TO PLANNING.**

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

8. **Project# 1002632**
13DRB-70436 MAJOR - FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for FLASH RESOURCES, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **THE BOULDERS - PHASE 2** zoned R-LT, located on UNSER BLVD NW BETWEEN PARADISE BLVD NW AND PASEO DEL NORTE NW containing approximately 43.5247 acre(s). (B-10 & B-11) **INDEFINITELY DEFERRED.**

9. **Project# 1004715**
12DRB-70333 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
13DRB-70440 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 2-10, 14-22, Block(s) 3, **JUAN TABO HILLS Unit(s) 2,** zoned R-D, located on THISTLE DOWN BETWEEN PLESANTON AND FERNDALE containing approximately 1.9525 acre(s). (M-21) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

10. **Project# 1005029**
13DRB-70438 AMENDMENT TO PRELIMINARY PLAT

ISAACSON AND ARFMAN PA agent(s) for WESTERN ALBUQUERQUE LAND HOLDINGS, LLC request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING AND TRACT R, **STORMCLOUD (TBKA STORMCLOUD SUBD UNIT 4 & 5) Unit(s) 3,** zoned SU-2/R-LT, located on TIERRA PNTADA BLVD NW WEST OF UNSER BLVD NW containing approximately 55.2416 acre(s). (H-9) **THE AMENDED PRELIMINARY PLAT, AND THE AMENDED INFRASTRUCTURE LIST DATED 2/13/13 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

11. **Project# 1009502**
13DRB-70431 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for CODA ROBERSON request(s) the above action(s) for all or a portion of Tract(s) X, **Lands of Coda Roberson** zoned M-1, located on I-40, BETWEEN CAMPBELL DITCH AND 12TH ST containing approximately .6011 acre(s). (H-13) **INDEFINITELY DEFERRED. THE PROJECT # HAS BEEN CHANGED TO THE ORIGINAL NUMBER ASSIGNED FROM PROJECT # 1009576 BACK TO # 1009502 PER DRB CHAIR REQUEST.**

3. **Project# 1009083**
12DRB-70312 MAJOR - PRELIMINARY PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for CITY OF ALBUQUERQUE ET.AL. request(s) the referenced/above action(s) for all or a portion of Lots 10-11 and 19-22, Block 2, **VOLCANO CLIFFS Unit 14** and Lots 1-3, Block 2 **UNIT 25,** zoned SU-2/ VCUR & VCMX, located on ATRISCO DR NW and COMPASS DR NW south of PEREZOSO TRL NW containing approximately 17.3336 acre(s). (D-9 & D-10) *[Deferred from 10/24/12]* **DEFERRED TO 11/7/12 AT THE AGENT'S REQUEST.**

4. **Project# 1009084**
12DRB-70079 VACATION OF PUBLIC UTILITY EASEMENT
12DRB-70080 VACATION OF PUBLIC RIGHT-OF-WAY

WILSON & COMPANY agent(s) for CITY OF ALBUQUERQUE et.al. request(s) the referenced/ above action(s) for all or a portion of COMPASS DRIVE NW plus Utility Easements in Block(s) 2, **VOLCANO CLIFFS Unit 19,** zoned SU-2/ VCLL, located on COMPASS DR NW bewteen CAMINO DEL OSTE NW and COMPASS CT NW containing approximately 4.5 acre(s). (D-10) *[Deferred from 3/28/12, 4/4/12, 5/9/12, 5/30/12, 6/27/12, 7/25/12, 8/29/12, 9/26/12]* **DEFERRED TO 11/7/12 AT THE AGENT'S REQUEST.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

5. **Project# 1009204**
12DRB-70336 EPC APPROVED SDP FOR BUILD PERMIT

BRASHER AND LORENZ INC agent(s) for CASAS JARDINES LLC request(s) the above action(s) for all or a portion of Lot(s) N 1/2 OF LOT 33, **ALVARADO GARDENS ADDN UNIT 1 Unit(s) 1,** zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN MATTHEW NW AND VILLA DORA WAY NW containing approximately 1.06 acre(s). (G-12) **DEFERRED TO 11/14/12 AT THE AGENT'S REQUEST.**

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

6. **Project# 1002632**
12DRB-70341 AMENDMENT TO PRELIMINARY PLAT

TIERRA WEST LLC agent(s) for FLASH RESOURCES, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **THE BOULDERS** zoned R-LT, located on UNSER BETWEEN PARADISE AND PASEO DEL NORTE containing approximately 43.5247 acre(s). (B-10 & 11) **THE AMENDED PRELIMINARY PLAT, AND THE AMENDED INFRASTRUCTURE LIST DATED 10/31/12 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

07/15/2014 Issued By: BLDAVM 246333

Category Code 910
2014 070 251

Application Number: **14DRB-70251**, Major - Final Plat Approval

Address:

Location Description: UNSER BETWEEN PARADISE AND PASEO DEL NORTE

Project Number: 1002632

Applicant
FLASH RESOURCES, LLC

4461 IRVING BLVD NW
ALBUQUERQUE NM 87114

Agent / Contact
TIERRA WEST LLC
VINCE CARRICA, PE
5571 MIDWAY PARK PL NE
ALBUQUERQUE NM 87109
505-858-3100

Application Fees

APN Fee	
Conflict Mgmt Fee	**$20.00**
DRB Actions	
TOTAL:	**$20.00**

City of Albuquerque Treasury
Date:7/15/2014 Office:ANNEX
Stat ID:WS000009 Cashier:TRSMAB
Batch: 3934 Trans #:4
Permit: 2014070251
Receipt Num 00211755
Payment Total:$20.00
0901 Conflict Manag. Fee $20.00
Check Tendered : $20.00

Figure 12 Nearest Major Streets: Paradise Blvd. NW & Unser Blvd. NW
No. of Lots: 113

SUBDIVISION IMPROVEMENTS AGREEMENTPUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 4th day of April, 2014, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **Flash Resources, LLC** ("Subdivider"), a **Nevada limited liability corporation**, 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.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] **Tract A1 and B1 The Boulders Phase II Plat**, recorded on **March 21, 2013** in the records of the Bernalillo County Clerk as Document **2013031973**, pages **1** through **6** (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:] **Flash Resources, LLC** ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as **The Boulders – Phase 3** describing Subdivider's Property ("Subdivider's Property").

As a result of the development of the City's 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, building permit 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 **March 10**, 2015, ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. **761788**..

Doc# 2014028549
04/10/2014 11:34 AM Page 1 of 11
AGRE R $25.00 M Toulouse Oliver, Bernalillo County

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See S.O. Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See S.O. 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. Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

4. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual ("DPM"), Volume 1, Chapter 5, Work Order Process, and Figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured, or has caused to be procured, public liability insurance in the amount of not less than One Million Dollars ($1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements, or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. If the Improvements include water and wastewater infrastructure, the insurance policy must name the ABCWUA, its employees, officers and agents, as their interest may appear, as additional insureds. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.25%
Street Excavation and Barricadig	As required per City-approved

Ordinance and street restoration fees	estimate (figure 7)

Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by **Surv-Tek**, and construction surveying of the private Improvements shall be performed by **Surv-Tek**. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by **Tierra West, LLC** and inspection of the private Improvements shall be performed by **Tierra West, LLC**, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by **Geotest, Inc.**, and field testing of the private Improvements shall be performed by **Geotest, Inc.** both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefore.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, 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 City's S.O. requirements, the Subdivider has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: **Letter of Credit** # 5009
Amount: **$556,853.20**
Name of Financial Institution or Surety providing Guaranty:
Los Alamos National Bank
Date City first able to call Guaranty (Construction Completion Deadline):
March 10, 2015
If Guaranty other than a Bond, last day City able to call Guaranty is:
May 10, 2015
Additional information: _____

7. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the S.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

10. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the DPM, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the S.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. 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 indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the 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. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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 (6) days after the notice is mailed if there is no actual evidence of receipt.

17. 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.

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

19. 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.

20. 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.

21. Form not Changed. Subdivider agrees that changes to this form are not binding

unless initialed by the subdivider and signed by the City Legal Department on this form.

22. 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: **Flash Resources, LLC**
By [Signature]: _____
Name [Print]: **Pierre Amestoy, Jr.**
Title: **Managing Member**
Dated: 3-11-14

CITY OF ALBUQUERQUE
By: _____
Bryan Wolfe, City Engineer
Dated: 4/4/2014

3-26-2014

SUBDIVIDER'S NOTARY

0-11-3/2014

STATE OF **New Mexico**)
) ss.
COUNTY OF **Bernalillo**)

This instrument was acknowledged before me on this 11 day of March, 2014, by **Pierre Amestoy, Jr.**, **Managing Member** of **Flash Resources, LLC**.

OFFICIAL SEAL
(SEAL)
Jaimie N. Garcia
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 3/22/2017

Notary Public
My Commission Expires: 3/22/2017

CITY'S NOTARY

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

This instrument was acknowledged before me on this 4 day of April, 2014, by Bryan Wolfe P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

OFFICIAL SEAL
(SEAL)
LISA CORNEJO
NOTARY PUBLIC STATE OF NEW MEXICO
My commission expires 7-5-2014

Notary Public
My Commission Expires: July 5, 2014

Current DRC
Project Number:

FIGURE 12

Date Submitted: 11/08/13
Date Site Plan Approved:
Date Preliminary Plat Approved: 8/21/13
Date Preliminary Plat Expires: 8/21/14
DRB Project No.: 1002632
DRB Application No.:
△ 02-04-14

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

THE BOULDERS - PHASE THREE
PROPOSED NAME OF PLAT

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
		32' F-F	Residential Paving (Normal Local Roadway), Curb & Gutter • 4' Sidewalk (Both Sides)	Big Rock Drive	115' south of Geode Rd	Pumice Ridge Rd	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Big Rock Drive	Pumice Ridge Rd	Boulder Canyon Rd	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Boulder Canon Road	Big Rock Drive	Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Pumice Ridge Road	Big Rock Drive	Flint Rock Drive	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter • 4' Sidewalk (Both Sides)	Glass Rock Road	Flint Rock Drive	110' west of Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Jagged Peak Road	Big Rock Drive	110' west of Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Flint Rock Drive	Jagged Peak Rd	Boulder Canyon Rd	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Stoney Draw Drive	Boulder Canyon Rd	South Property Line	/	/	/

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
B-2		38' F-F	Arterial Paving, Curb & Gutter 10' Paved Trail (West) w/ 13' F-Centerline Median	Unser Boulevard	900' North of Boulder Trail Place	800' South of Boulder Trail Place	/	/	/
		8"	SAS Gravity Line 1210	Big Rock Drive	115' south of Geode Rd	Boulder Canyon Rd	/	/	/
		8"	SAS Gravity Line 631	Boulder Canon Road	Big Rock Drive	Andesite Drive	/	/	/
		8"	SAS Gravity Line 495	Jagged Peak Road	Big Rock Drive	110' west of Andesite Drive	/	/	/
		8"	SAS Gravity Line 957	Flint Rock Drive	Jagged Peak Rd	Boulder Canyon Rd	/	/	/
		8"	SAS Gravity Line 138	Stoney Draw Drive	Boulder Canyon Rd	South Property Line	/	/	/
		8"	SAS Gravity Line 133	Tract "A"	Big Rock Drive	West Property Line	/	/	/
		8"	Water PVC Line 1218	Big Rock Drive	115' south of Geode Rd	Boulder Canyon Rd	/	/	/
		8"	Water PVC Line 631	Boulder Canon Road	Big Rock Drive	Andesite Drive	/	/	/
		8"	Water PVC Line 481	Jagged Peak Road	Big Rock Drive	110' west of Andesite Drive	/	/	/
		8"	Water PVC Line 1090	Flint Rock Drive	Jagged Peak Rd	Boulder Canyon Rd	/	/	/
		8"	Water PVC Line 148	Stoney Draw Drive	Boulder Canyon Rd	South Property Line	/	/	/
		24"	195 RCP Storm Sewer	Tract "B"	Big Rock Drive	Existing Manhole on APS Pond	/	/	/
		30" to 36"	904 LF RCP Storm Sewer	Boulder Canyon Road	Tract "B"	Andesite Drive	/	/	/
		24"	69 RCP Storm Sewer	Flint Rock Drive	Boulder Canyon Rd.	120 ft North of Boulder Canyon Rd.	/	/	/

(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
		9.247 ac-ft	Detention Pond	Tract 6-A			/	/	/
		3 ft	Floodwall (both sides)	Tract B	East Property Line	West Property Line	/	/	/
		18" Thick	Dumped Basalt Riprap (D50=12")	Tract B	East Property Line	West Property Line	/	/	/
		Catch basins and RCP connections included with storm sewer.					/	/	/
		Water infrastructure to include valves, fittings, valve boxes, and fire hydrants as required.					/	/	/
		Sanitary sewer to include manholes and service connections as required.					/	/	/
		~~Residential street lights per DPM.~~ 1					/	/	/
B-2		--	Plant Mix Seal Coat (PMSC) (Northbound) 1	Unser Blvd	Boulder Trail Place	800' South of Boulder Trail Place	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

NOTES

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

Street lights per City rquirements.

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

2 Ceritfication of the grading plan is required for release of financial guarantees.

3 Residential Street Lights per DPM △1

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
VINCENT CARRICA, PE NAME (print)	11-13-13 DRB CHAIR - date	Carol S. Dumont 11-13-13 PARKS & RECREATION - date
TIERRA WEST, LLC FIRM	11-13-13 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
11/13/13 SIGNATURE - date	Allen Porter 11/13/13 UTILITY DEVELOPMENT - date	_____ - date
	Curtis A. Cline 11-13-13 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
△1	02-04-14			

(rev 03 17.2011)

FINANCIAL GUARANTY AMOUNT

02/11/2014

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

Project Description:

Project ID #: 761788, The Boulders Phase 3, Phase/Unit #: 1

Requested By: **Vince Carrica, PE**

Approved estimate amount:		$383,369.08
Contingency Amount:	0.00%	$.00
Subtotal:		$383,369.08
NMGRT	7.00%	$26,835.84
Subtotal:		$410,204.92
Engineering Fee	6.60%	$27,073.53
Testing Fee	2.00%	$8,204.10
Subotal:		$445,482.56
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$556,853.20**

APPROVAL: DATE:

S Woodall 2-11-14

Notes: SIA B-2, 0% Contingency, Unser Improvements, Engineers Estimate and Plans Have Not Beeen Approved

Figure 19 Nearest Major Streets: **Paradise Blvd. NW & Unser Blvd. NW**
No. of Lots: **132**

SIDEWALK DEFERRAL AGREEMENT

PROJECT NO.**761788**

THIS AGREEMENT is made this 4th day of April, 2014, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and **Flash Resources, LLC** ("Subdivider"), whose address is **4461 Irving Blvd. NW, Albuquerque, NM 87114** and whose telephone number is **505-822-0044**, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) **Nevada limited liability corporation**, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Subdivider is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) **Tract A1 and B1 of the Boulders Phase II Plat** recorded on (Date) **March 21, 2013**, as Document No. **2013031973**, pages **1** of **6**, in the records of Bernalillo County Clerk, State of New Mexico ("Subdivision"); and

WHEREAS, the Subdivider has submitted and the City has approved a preliminary plat or Site Development identified as **Boulders Phase 3** describing Subdivider's Property ("Subdividers Property").

WHEREAS, Subdivider has requested and the City has determined that it is acceptable for the Subdivider to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Subdivider must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in the event the Subdivider does not complete the construction as required.

DocN 2014028551
04/10/2014 11:34 AM Page 1 of 7
AGRE R:$25.00 M. Toulouse Oliver, Bernalillo County

THEREFORE, the City and the Subdivider agree:

1. A. Sidewalk Construction Deadline. Subdivider has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Subdivider agrees to utilize the City's sidewalk permit process and complete the sidewalks to the satisfaction of the City by **March 10, 2015** ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Subdivider may request an extension from the Design Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Subdivider requests an extension. If the Subdivider will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Subdivider must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

2. Financial Guaranty. Subdivider will provide a financial guaranty in an amount of not less that 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, 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 Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Subdivider has provided the following "Financial Guaranty":

Type of Financial Guaranty: **Letter of Credit** #5010
Amount: $ **122,522.56**
Name of Financial Institution or Surety providing Guaranty:
Los Alamos National Bank
Date City first able to call Guaranty (Construction Completion Deadline):
March 10, 2015
If Guaranty other than a Bond, last day City able to call Guaranty is:
May 10, 2015
Additional information: _____

3. Notice of Start of Construction. Before construction begins, the Subdivider's contractor shall obtain all necessary Excavation and Barricading permits.

4. Completion, Acceptance and Release. The Subdivider shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and this Sidewalk Deferral Agreement.

5. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Subdivider shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Deferral Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

6. 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 indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the 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. 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.

7. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of financial institution or surety which has undertaken to guaranty 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.

8. 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 posted a suitable financial guaranty and entered into a Sidewalk Improvements Agreement with the City. Thereafter, when 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.

9. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks 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 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 the Financial Guaranty.

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

11. 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.

12. 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.

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

14. 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.

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

16. 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.

17. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.

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

SUBDIVIDER: **Flash Resources. LLC**
By [signature]: _____
Name [print]: **Pierre Amestoy, Jr.**
Title: **Managing Member**
Dated: 3-11-14

CITY OF ALBUQUERQUE:
By: _____
Bryan Wolfe, City Engineer
Dated: 4/4/2014

ar
3-26-2014
04/03/2014

SUBDIVIDER'S NOTARY

STATE OF **New Mexico**)
) ss.
COUNTY OF **Bernalillo**)

This instrument was acknowledged before me on 11 day of March, 2014 by (name of person:) **Pierre Amestoy, Jr.**, (title or capacity, for instance, "President" or "Owner":) **Managing Member** of (Subdivider:) **Flash Resources, LLC**.

(SEAL) OFFICIAL SEAL
Jaimie N. Garcia
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 3/22/2017

Jaimie N Garcia
Notary Public
3/22/2017
My Commission Expires:

CITY'S NOTARY

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

This instrument was acknowledged before me on 4 day of April, 2014 by Bryan Wolfe P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL) OFFICIAL SEAL
LISA CORNEJO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 7-5-2014

Lisa Cornejo
Notary Public
July 5, 2014
My Commission Expires:

EXHIBIT

A

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 21, 2013

Project# 1002632
13DRB-70627 VACATION OF PUBLIC EASEMENT
13DRB-70628 MINOR - TEMP DEFERRAL OF SIDEWALK CONSTRUCTION
13DRB-70629 MAJOR - PRELIMINARY PLAT APPROVAL

TIERRA WEST LLC agents for FLASH RESOURCES, LLC request the referenced/ above actions for all or a portion of Tracts A-1 & B-1, THE BOULDERS [Phase III] zoned R-LT, located on the west side of UNSER BLVD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 18.97 acre(s). (B-10 & 11) *)[Deferred from 8/14/13]*

At the August 21, 2013 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file. With an approved grading and drainage plan engineer stamp dated 8/16/13 and with the signing of the infrastructure list date 8/21/13, the preliminary plat was approved.

Findings
The request was filed by the owner of all the frontage of the proposed vacation of easement.

The public welfare is in no way served by retaining the easement;
The City of Albuquerque does not anticipate any need to utilize the existing easement based on the proposed replat.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. 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.

If you wish to appeal this decision, you must do so by September 5, 2013 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 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.)

Jack Cloud, DRB Chair

Cc: TIERRA WEST LLC
Marilyn Maldonado
File

FINANCIAL GUARANTY AMOUNT

02/04/2014

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 761788, The Boulders Phase 3, Phase/Unit #: 1

Requested By: **Vince Carrica**

Approved estimate amount:		$91,605.65
NMGRT	7.00%	$6,412.40
Subtotal:		$98,018.05
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		**$122,522.56**

APPROVAL: DATE:

S Woodall 2/4/14

Notes: SDWK Deferral,

B-1

Figure 12 Nearest Major Streets: Paradise Blvd. NW & Unser Blvd. NW
No. of Lots: 113

SUBDIVISION IMPROVEMENTS AGREEMENTPUBLIC AND/OR PRIVATE
(Procedure B) – B-1 ONSITE

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 4th day of April, 2014, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **Flash Resources, LLC** ("Subdivider"), a **Nevada limited liability corporation**, 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.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] **Tract A1 and B1 of the Boulders Phase II Plat**, recorded on **March 21, 2013** in the records of the Bernalillo County Clerk as Document **2013031973**, pages **1** through **6** (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:] **Flash Resources, LLC** ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as **The Boulders – Phase 3** describing Subdivider's Property ("Subdivider's Property").

As a result of the development of the City's 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, building permit 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 **March 10, 2015**, ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. **761788**.

Doc# 2014028550
04/10/2014 11:34 AM Page: 1 of 12
AGRE R:$25.00 M. Toulouse Oliver, Bernalillo County

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See S.O. Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See S.O. 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. Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

4. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual ("DPM"), Volume 1, Chapter 5, Work Order Process, and Figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured, or has caused to be procured, public liability insurance in the amount of not less than One Million Dollars ($1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements, or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. If the Improvements include water and wastewater infrastructure, the insurance policy must name the ABCWUA, its employees, officers and agents, as their interest may appear, as additional insureds. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.25%
Street Excavation and Barricading	As required per City-approved

Ordinance and street restoration fees	estimate (figure 7)

Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by **Surv-Tek**, and construction surveying of the private Improvements shall be performed by **Surv-Tek**. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by **Tierra West, LLC** and inspection of the private Improvements shall be performed by **Tierra West, LLC**, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by **Geotest, Inc.**, and field testing of the private Improvements shall be performed by **Geotest, Inc.** both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefore.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, 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 City's S.O. requirements, the Subdivider has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: **Letter of Credit #** 5008
Amount: $ **2,050,690.59**
Name of Financial Institution or Surety providing Guaranty:
Los Alamos National Bank
Date City first able to call Guaranty (Construction Completion Deadline):
March 10, 2015
If Guaranty other than a Bond, last day City able to call Guaranty is:
May 10, 2015
Additional information: _____

7. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the S.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

10. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the DPM, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the S.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. 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 indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the 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. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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 (6) days after the notice is mailed if there is no actual evidence of receipt.

17. 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.

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

19. 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.

20. 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.

21. Form not Changed. Subdivider agrees that changes to this form are not binding

unless initialed by the subdivider and signed by the City Legal Department on this form.

22. 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: **Flash Resources, LLC**
By: [Signature]: _____
Name [Print]: **Pierre Amestoy, Jr.**
Title: **Managing Member**
Dated: 3-11-14

CITY OF ALBUQUERQUE
By: _____
Bryan Wolfe, City Engineer
Dated: 5/4/2014

SUBDIVIDER'S NOTARY

3-26-2014
04/03/2014

STATE OF **New Mexico**)
) ss.
COUNTY OF **Bernalillo**)

This instrument was acknowledged before me on this 11 day of March, 2014, by **Pierre Amestoy, Jr.**, **Managing Member** of **Flash Resources, LLC**.

(SEAL) OFFICIAL SEAL
Jaimie N. Garcia
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 3/22/2017

Jaimie N Garcia
Notary Public
My Commission Expires: 3/22/2017

CITY'S NOTARY

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

This instrument was acknowledged before me on this 4 day of April, 2014, by Bryan Wolfe P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)
OFFICIAL SEAL
LISA CORNEJO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 7-5-2014

Lisa Cornejo
Notary Public
My Commission Expires: July 5, 2014

Current DRC
Project Number:

FIGURE 12

Date Submitted: 11/08/13
Date Site Plan Approved:
Date Preliminary Plat Approved: 8/21/13
Date Preliminary Plat Expires: 8/21/14
DRB Project No.: 1002532
DRB Application No.:
1 02-04-14

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

THE BOULDERS - PHASE THREE
PROPOSED NAME OF PLAT

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
		32' F-F	Residential Paving (Normal Local Roadway), Curb & Gutter • 4' Sidewalk (Both Sides)	Big Rock Drive	115' south of Geode Rd	Pumice Ridge Rd	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Big Rock Drive	Pumice Ridge Rd	Boulder Canyon Rd	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Boulder Canon Road	Big Rock Drive	Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Pumice Ridge Road	Big Rock Drive	Flint Rock Drive	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter • 4' Sidewalk (Both Sides)	Glass Rock Road	Flint Rock Drive	110' west of Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Jagged Peak Road	Big Rock Drive	110' west of Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Flint Rock Drive	Jagged Peak Rd	Boulder Canyon Rd	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Stoney Draw Drive	Boulder Canyon Rd	South Property Line	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		38' F-F	Arterial Paving, Curb & Gutter 10' Paved Trail (West) w/ 13' F-Centerline Median	Unser Boulevard	900' North of Boulder Trail Place	800' South of Boulder Trail Place	/	/	/
		8"	SAS Gravity Line 1210	Big Rock Drive	115' south of Geode Rd	Boulder Canyon Rd	/	/	/
		8"	SAS Gravity Line 631	Boulder Canon Road	Big Rock Drive	Andesite Drive	/	/	/
		8"	SAS Gravity Line 495	Jagged Peak Road	Big Rock Drive	110' west of Andesite Drive	/	/	/
		8"	SAS Gravity Line 957	Flint Rock Drive	Jagged Peak Rd	Boulder Canyon Rd	/	/	/
		8"	SAS Gravity Line 138	Stoney Draw Drive	Boulder Canyon Rd	South Property Line	/	/	/
		8"	SAS Gravity Line 133	Tract "A"	Big Rock Drive	West Property Line	/	/	/
		8"	Water PVC Line 1218	Big Rock Drive	115' south of Geode Rd	Boulder Canyon Rd	/	/	/
		8"	Water PVC Line 631	Boulder Canon Road	Big Rock Drive	Andesite Drive	/	/	/
		8"	Water PVC Line 481	Jagged Peak Road	Big Rock Drive	110' west of Andesite Drive	/	/	/
		8"	Water PVC Line 1090	Flint Rock Drive	Jagged Peak Rd	Boulder Canyon Rd	/	/	/
		8"	Water PVC Line 148	Stoney Draw Drive	Boulder Canyon Rd	South Property Line	/	/	/
		24"	195 RCP Storm Sewer	Tract "B"	Big Rock Drive	Existing Manhole on APS Pond	/	/	/
		30" to 36"	808 LF RCP Storm Sewer	Boulder Canyon Road	Tract "B"	Andesite Drive	/	/	/
		24"	69 RCP Storm Sewer	Flint Rock Drive	Boulder Canyon Rd.	120 ft North of Boulder Canyon Rd.	/	/	/

(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
		9.247 ac-ft	Detention Pond	Tract 6-A			/	/	/
		3 ft	Floodwall (both sides)	Tract B	East Property Line	West Property Line	/	/	/
		18" Thick	Dumped Basalt Riprap (D50=12")	Tract B	East Property Line	West Property Line	/	/	/
		Catch basins and RCP connections included with storm sewer.					/	/	/
		Water infrastructure to include valves, fittings, valve boxes, and fire hydrants as required.					/	/	/
		Sanitary sewer to include manholes and service connections as required.					/	/	/
		~~Residential street lights per DPM.~~ ⚠					/	/	/
		--	Plant Mix Seal Coat (PMSC) (Northbound) ⚠	Unser Blvd	Boulder Trail Place	800' South of Boulder Trail Place	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

NOTES

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

Street lights per City rquirements.

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

2 Ceritfication of the grading plan is required for release of financial guarantees.

3 Residential Street Lights per DPM △1

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
VINCENT CARRICA, PE NAME (print)	11-13-13 DRB CHAIR - date	Carol S. Dumont 11-13-13 PARKS & RECREATION - date
TIERRA WEST, LLC FIRM	11-13-13 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
11/13/13 SIGNATURE - date	Allen Porter 11/13/13 UTILITY DEVELOPMENT - date	_____ - date
	Curtis a. Cline 11-13-13 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
△1	02-04-14			

(rev. 03.17.2011)

FINANCIAL GUARANTY AMOUNT

02/11/2014

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

Project Description:

Project ID #: 761788, The Boulders Phase 3, Phase/Unit #: 1

Requested By: **Vince Carrica, PE**

Approved estimate amount:		$1,411,810.92
Contingency Amount:	0.00%	$.00
Subtotal:		$1,411,810.92
NMGRT	7.00%	$98,826.76
Subtotal:		$1,510,637.68
Engineering Fee	6.60%	$99,702.08
Testing Fee	2.00%	$30,212.75
Subotal:		$1,640,552.47
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$2,050,690.59**

APPROVAL: DATE:

J Woodall 2-11-14

Notes: SIA B-1, 0% Contingency, Plans and Engineers Estimate Have Not Been Approve, FGA Does Not Include Unser Improvements, Requires Street Lights And G&D Cert Prior To Release Of FG,

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S Z

X Major subdivision action
___ Minor subdivision action
___ Vacation — V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
___ for Subdivision
___ for Building Permit
___ Administrative Amendment/Approval (AA)
___ IP Master Development Plan — D
___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING
___ Annexation
___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Adoption of Rank 2 or 3 Plan or similar
___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — L A
___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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: Flash Resources, 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 Final Plat Approval

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

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

Lot or Tract No. A-1 & B-1 Block: Unit:
Subdiv/Addn/TBKA: The Boulders PH III
Existing Zoning: R-LT Proposed zoning: No Changes MRGCD Map No
Zone Atlas page(s): B-10 & B-11 UPC Code: 101006545911040726 / 101006552005140725

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: 2 No. of **proposed** lots: 106 Total site area (acres): 18.97+/-
LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd. NW
Between: Paradise Blvd. NW and Paseo Del Norte, NW
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE DATE 07/15/2014
(Print Name) Vince Carrica, PE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☐ **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
14DRB - 70251	FP		$ Ø
-	CMF		$ 20.00
-			$
-			$
-			$
			Total $ 20.00

Hearing date July 23, 2014

7-15-14
Staff signature & Date

Project # 1002632

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

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☒ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

X Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
X Design elevations & cross sections of perimeter walls **3 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
X Copy of recorded SIA
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
X List any original and/or related file numbers on the cover application
X DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (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
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Vince Carrica, PE
Applicant name (print)

7/15/2014
Applicant signature / date

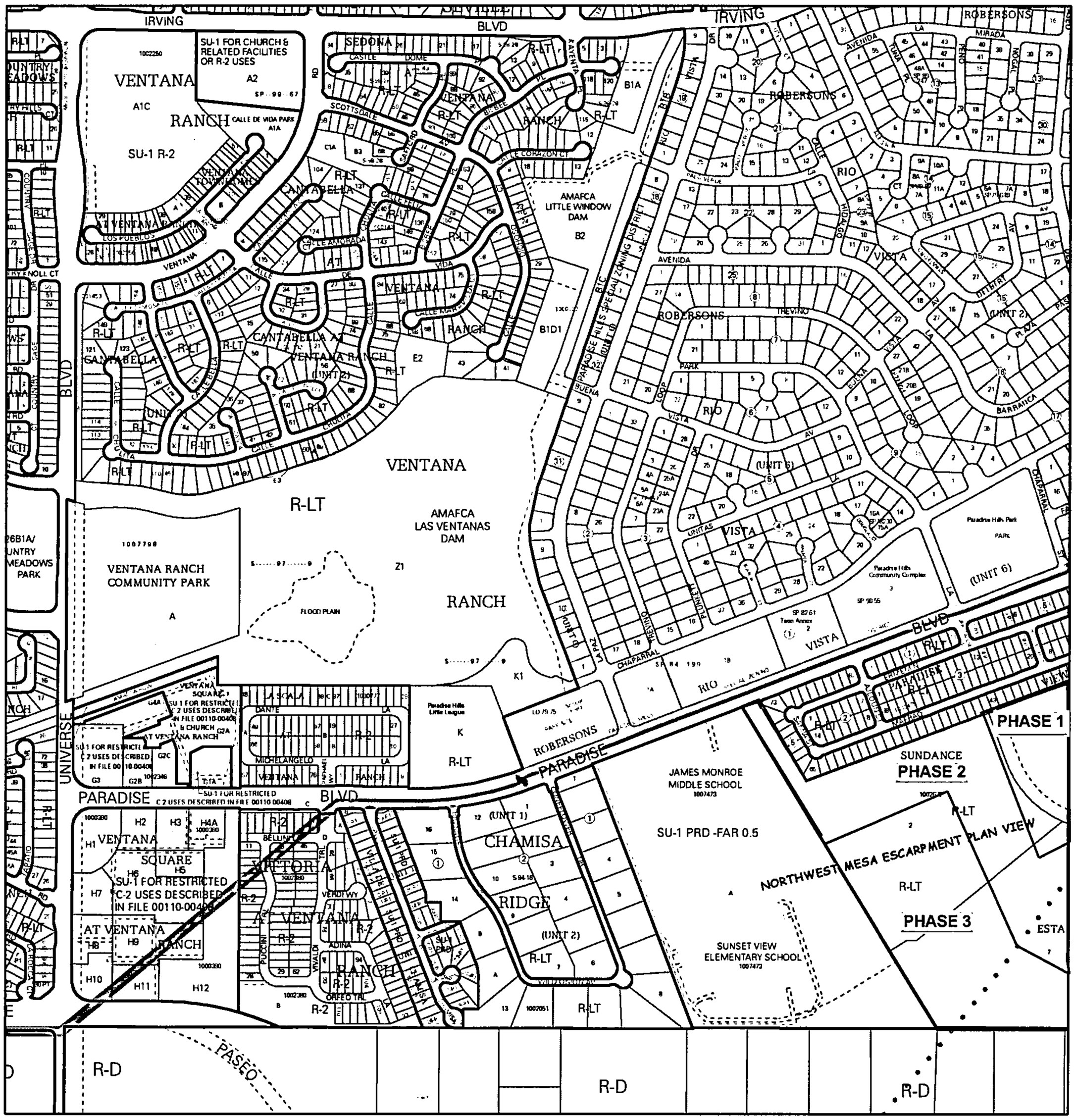
Form revised **October 2007**

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

Application case numbers
14 - DRB - 70251
___ - ___ - ___
___ - ___ - ___

7-15-14
Planner signature / date

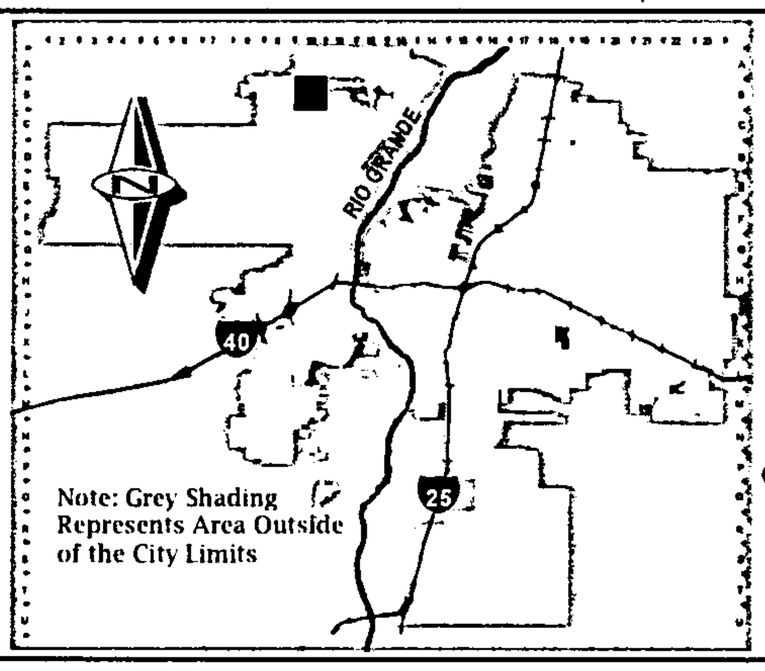
Project # 1002632



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



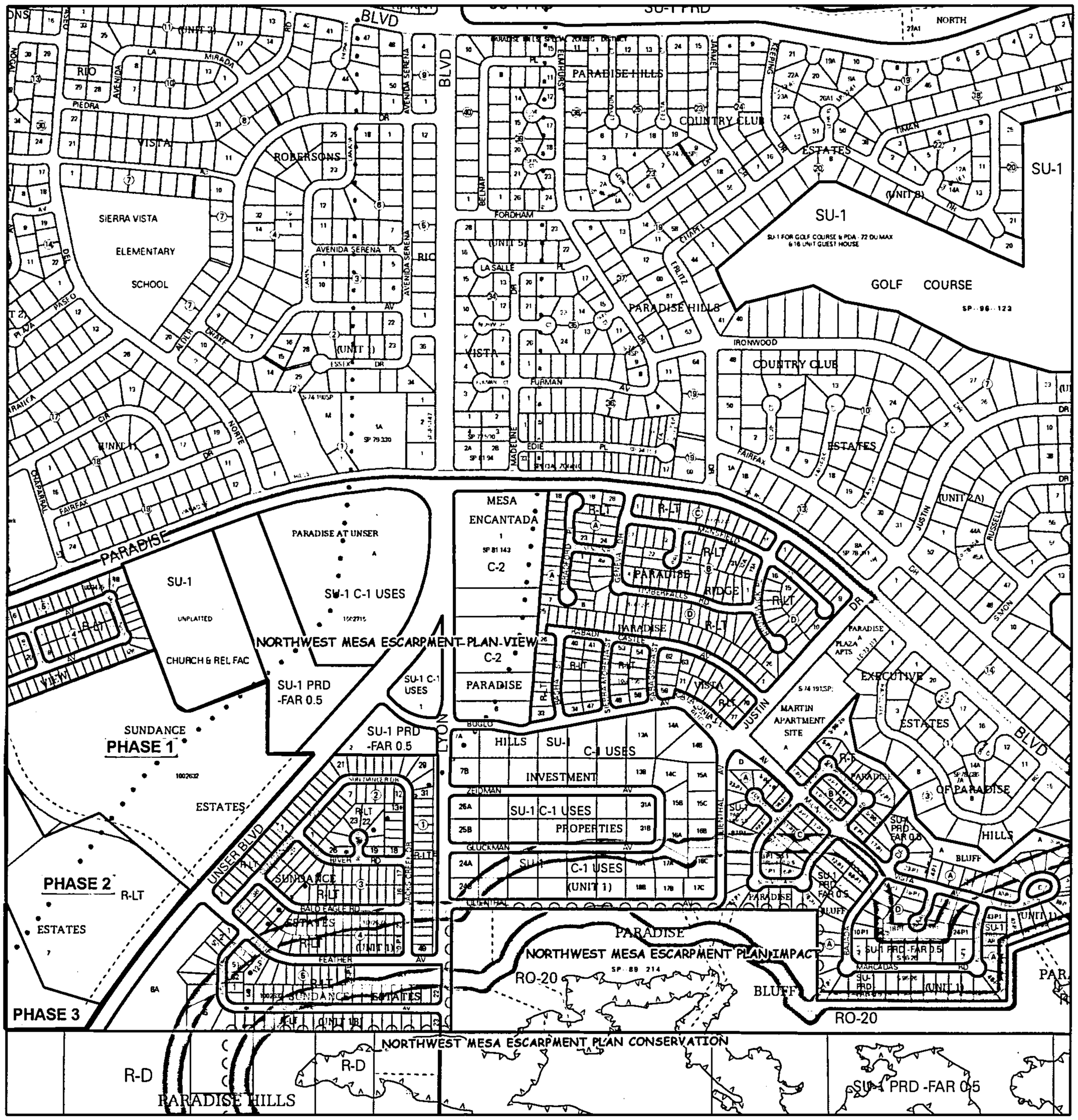
Zone Atlas Page:

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

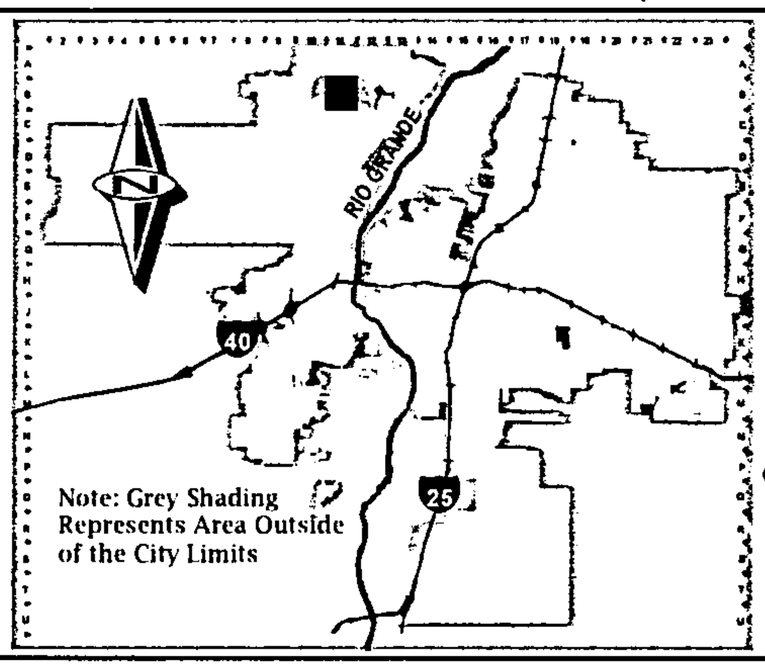
0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



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

Jaimie Garcia

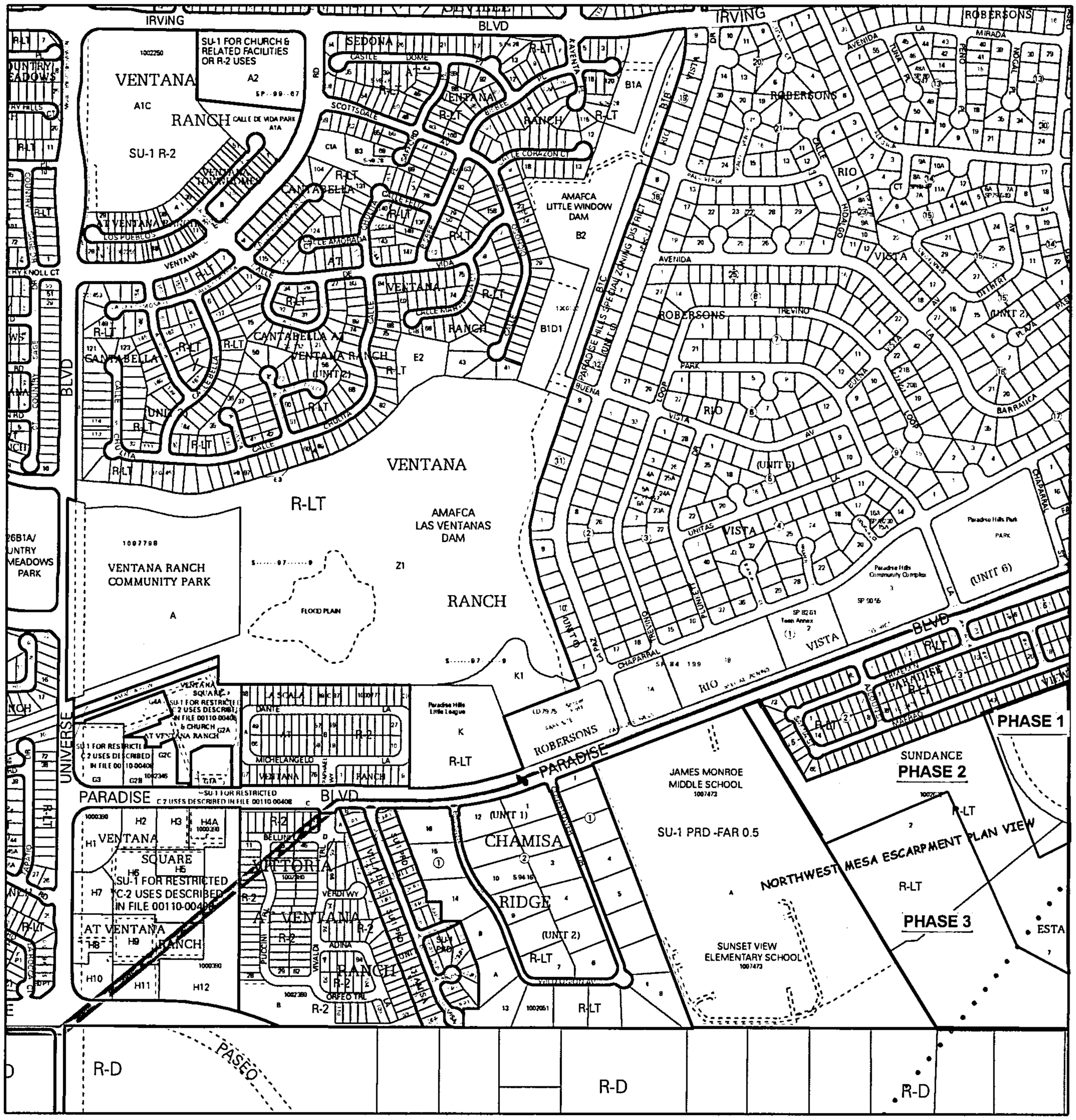
From: Donna Medina <donna@presurv.com>
Sent: Tuesday, July 15, 2014 10:37 AM
To: 'Gaulden, Tim H.'; jsammons@cabq.gov; cbradley@cabq.gov; 'Gricius, Michelle A.'
Cc: Jaimie Garcia; Cynthia Abeyta; Larry Medrano
Subject: DXF Submittal for COA Project No. 1002632 - Boulders Phase III
Attachments: 1002632.dxf

Attached is a dxf file for project no. 1002632 Boulders Phase III it has the same project number as phase II. The coordinate system used was NAD 1983, Central Zone. File provided is based on grid coordinates for the referenced system. Let me know if you have any questions. Pdf's of the plat will follow.

Donna Medina
Technician
PRECISION SURVEYS, INC.
Physical
5571 Midway Park Place, NE
Albuquerque, NM 87109

Mailing
PO Box 90636
Albuquerque, NM 87199

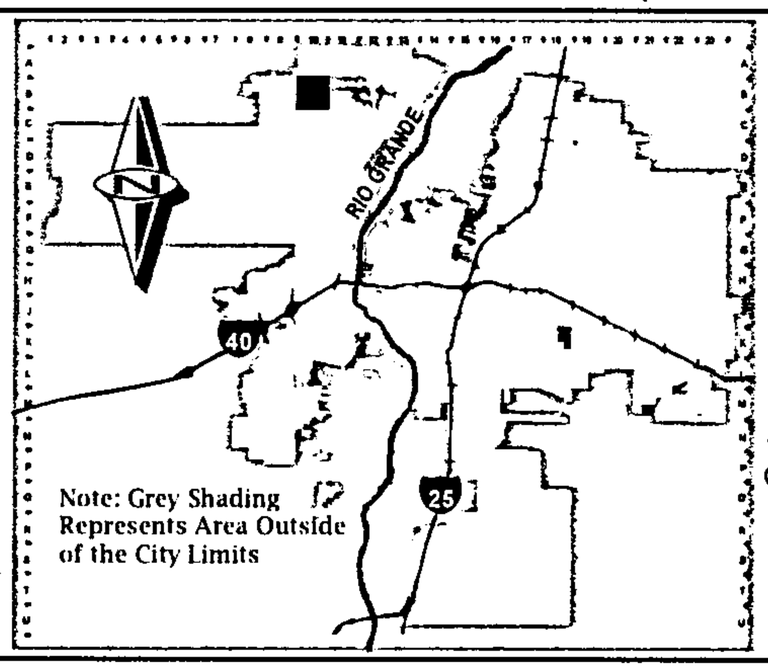
505-856-5700 phone
505-856-7900 fax
866-442-8011 toll free



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

B-10-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
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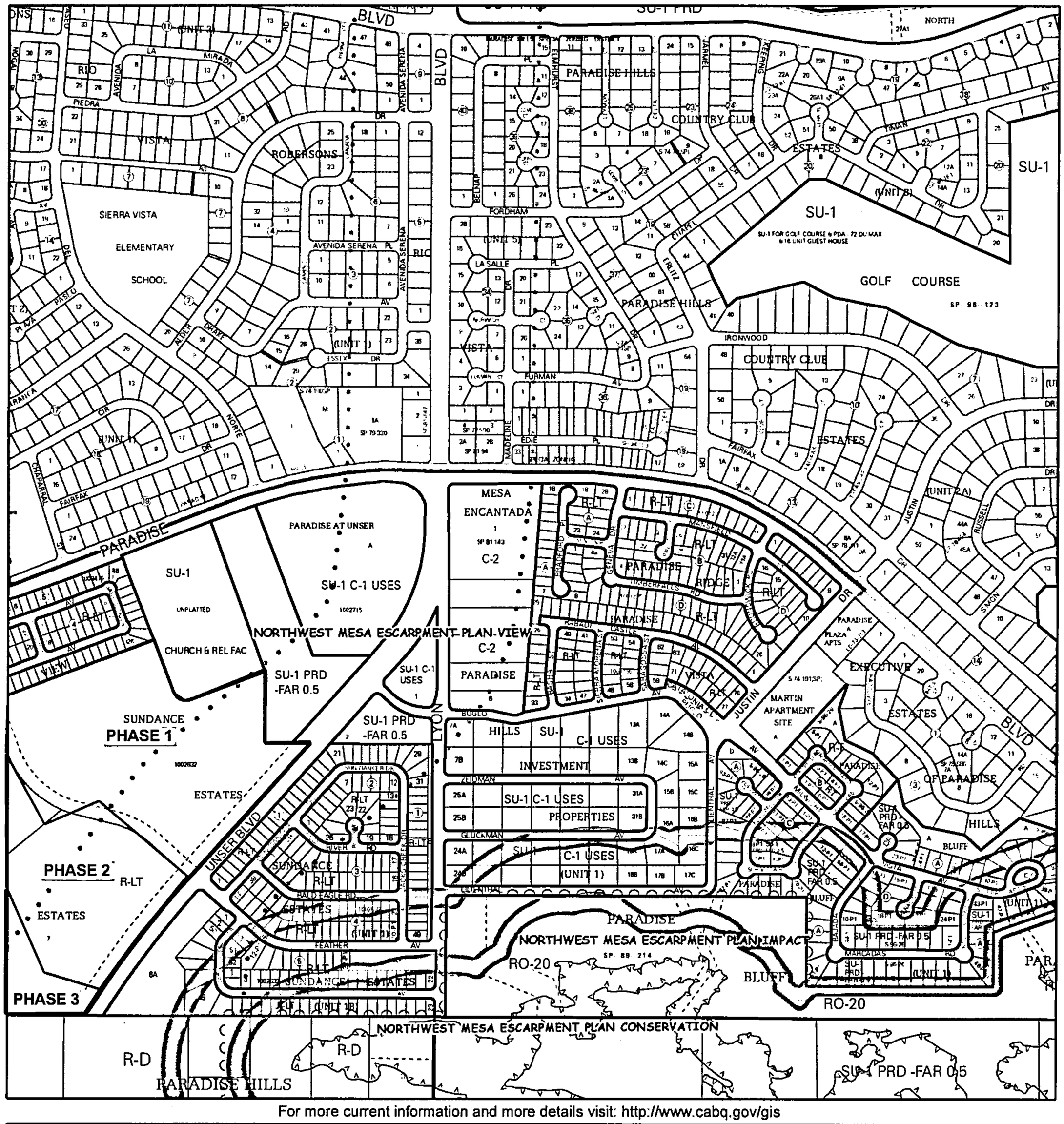
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

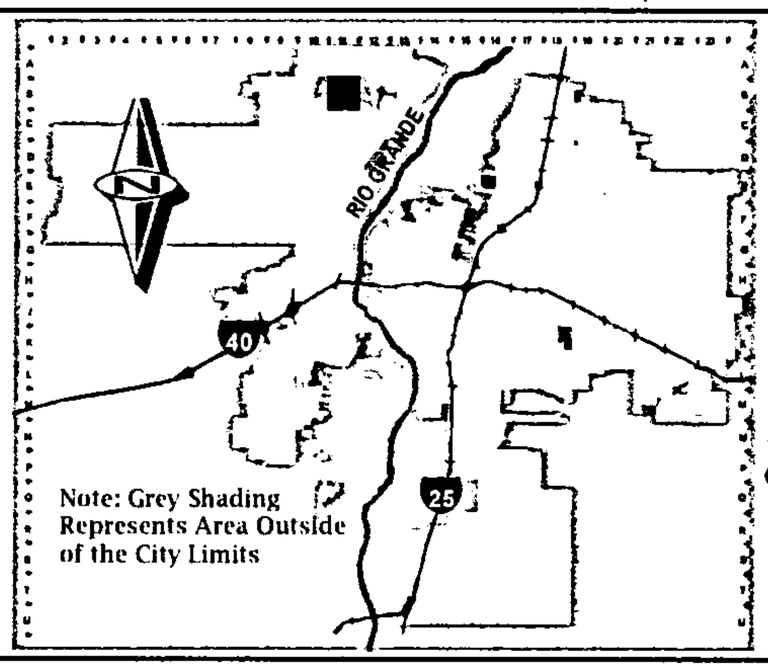
0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

B-11-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
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- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

1002602

ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan
Expect Great Things!

M. Elizabeth Everitt, Ph.D.
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: http://construction.voteaps.com/LincolnMap.html

DRB Project # (if already assigned) 1002632

Please check one:

☐ Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

☒ Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Project Information

Subdivision Name The Boulders Phase 3

Location of Project (address or major cross streets) Tracts A1 & B1 of the Boulders Phase III

Proposed # of Units: 106 Single-Family _____ Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

Contact Information

Name Vince P. Carrica, PE

Company Tierra West, LLC

Phone 505-858-3100

E-mail vcarrica@tierrawestllc.com

Please include with your submittal:

☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined

☐ Copy of a plat or plan for the proposed project

☒ List of legal description (e.g. lot, block) and street address for each lot **(for final plat only)**

☐ Please include DRB project number on the top right corner of all documents

☒ Please paper clip all submitted documents (for ease of making copies)

FOR OFFICIAL USE ONLY

APS Cluster _____

Preliminary PDFF Date Submitted _____

Preliminary PDFF Date Completed _____

Final PDFF Date Submitted _____

Final PDFF Date Completed _____

915 Locust Street SE 87106 P.O. Box 25704 Albuquerque, NM 87125-0704 505.848.8875 505.848.9453 fax

RB Project # 1002632

APS Cluster Cibola

EXHIBIT B

FINAL
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 **Flash Resources, LLC** ("Developer") effective as of this ___ day of _____, 20__, and pertains to the subdivision commonly known as **Boulders Phase III** , and more particularly described as **Lots 1 Through 106 of the Boulders Phase III**

("Subdivision".) The following individual lots compromise the subdivision:

[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- __ units" with the number of units filled in.]

See Exhibit 1
(page 1 of 2 and page 2 of 2)

New Legal Description: Lots 1 Through 106 of the Boulders Phase III

WHEREAS, 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;

Doc# 2014039089
05/16/2014 10:04 AM Page 1 of 4
AGRE R:$25 00 M Toulouse Oliver, Bernalillo County

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee 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.
- 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 shall 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.

DRB Project # 1002632

APS Cluster Cibola

Signature

Pierre Amestoy, Managing Member
Name (typed or printed) and title

Flash Resources, LLC
Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 21, 2014, by **Pierre Amestoy** as **Managing Member** of **Flash Resources, LLC**, a corporation.

OFFICIAL SEAL
Jaimie N. Garcia
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 3/22/2017

Notary Public

My commission expires: 3/22/2017

ALBUQUERQUE PUBLIC SCHOOLS

By:
Signature

April L Winters, Facility Fee Planner
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 13, 2014, by April L. Winters as Facility 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.

(Seal)

Notary Public

OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/17/2016

My commission expires: 6/17/2016

EXHIBIT 1

1005 THE BOULDERS PHASE 3: ADDRESSES DRB Project # 1002632

BIG ROCK DRIVE NW	
LOT #	ADDRESS
1	9639
2	9635
3	9631
4	9627
5	9623
6	9619
7	9615
8	9613
9	9609
10	9605
11	9601
12	9551
13	9547
14	9543
15	9539
16	9535
17	9531
18	9527
19	9523
20	9519
21	9515
22	9513
23	9509
24	9505
25	9501

BIG ROCK DRIVE NW	
LOT #	ADDRESS
26	9500
27	9504
28	9508
29	9512
30	9516
31	9520
32	9524
33	9528
34	9532
35	9536
36	9540
37	9544
38	9600
39	9604
40	9608

JAGGED PEAK ROAD NW	
LOT #	ADDRESS
41	6036
42	6032
43	6028
44	6024
45	6035
46	6031
47	6027
48	6023
49	6019
50	6015
51	6013
52	6009
53	6005
54	6001
55	6000
56	6004
57	6008
58	6012

FLINT ROCK DRIVE NW	
LOT #	ADDRESS
59	9608
60	9604
61	9600
62	9609
63	9605
64	9601
65	9547
66	9543
67	9539
68	9535
69	9531
70	9527
71	9523
72	9519
73	9515
74	9513
75	9509
76	9505
77	9501

FLINT ROCK DRIVE NW	
LOT #	ADDRESS
96	9500
97	9504
98	9508
99	9512
100	9516
101	9520
102	9524
103	9536
104	9540
105	9544
106	9548

BOULDER CANYON ROAD NW	
LOT #	ADDRESS
78	6044
79	6040
80	6036
81	6032
82	6028
83	6024
84	6020
85	6016
86	6012
87	6008
88	6004
89	6000
90	6001
91	6005
92	6009
93	6015
94	6019
95	6023

Project #
10002632

July 23. 2014

(FP)

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 764

11/08/2013 Issued By: E08375 214950

Application Number: **13DRB-70764**, Amendment To Preliminary Plat

Address:

Location Description: UNSER BLVD NW BETWEEN PARADISE BLVD NW AND PASEO DEL NORTE NW

Project Number: 1002632

Applicant
FLASH RESOURCES, 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
505-858-3100
KKRUEGER@TIERRAWESTLLC.COM

Application Fees

APN Fee		
Conflict Mgmt Fee		**$20.00**
DRB Actions		**$50.00**
	TOTAL:	**$70.00**

City of Albuquerque Treasury
Date:11/8/2013 Office:ANNEX
Stat ID:WS000009 Cashier:TRSMAB
Batch: 2826 Trans #:13
Permit: 2013070764
Receipt Num 00161635
Payment Total:$70.00

0901	Conflict Manag. Fee	$20.00
0903	DRB Actions	$50.00
	Check Tendered :	$70.00

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 11/08/13
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 8/21/13
Date Preliminary Plat Expires: 8/21/14
DRB Project No.: 1002632
DRB Application No.:_____

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

THE BOULDERS - PHASE THREE
PROPOSED NAME OF PLAT

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
		32' F-F	Residential Paving (Normal Local Roadway), Curb & Gutter * 4' Sidewalk (Both Sides)	Big Rock Drive	115' south of Geode Rd	Pumice Ridge Rd	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Big Rock Drive	Pumice Ridge Rd	Boulder Canyon Rd	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Boulder Canon Road	Big Rock Drive	Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Pumice Ridge Road	Big Rock Drive	Flint Rock Drive	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter * 4' Sidewalk (Both Sides)	Glass Rock Road	Flint Rock Drive	110' west of Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Jagged Peak Road	Big Rock Drive	110' west of Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Flint Rock Drive	Jagged Peak Rd	Boulder Canyon Rd	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Stoney Draw Drive	Boulder Canyon Rd	South Property Line	/	/	/

(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
		38' F-F	Arterial Paving, Curb & Gutter 10' Paved Trail (West) w/ 13' F-Centerline Median	Unser Boulevard	900' North of Boulder Trail Place	800' South of Boulder Trail Place	/	/	/
		8"	SAS Gravity Line	Big Rock Drive	115' south of Geode Rd	Boulder Canyon Rd	/	/	/
		8"	SAS Gravity Line	Boulder Canon Road	Big Rock Drive	Andesite Drive	/	/	/
		8"	SAS Gravity Line	Jagged Peak Road	Big Rock Drive	110' west of Andesite Drive	/	/	/
		8"	SAS Gravity Line	Flint Rock Drive	Jagged Peak Rd	Boulder Canyon Rd	/	/	/
		8"	SAS Gravity Line	Stoney Draw Drive	Boulder Canyon Rd	South Property Line	/	/	/
		8"	SAS Gravity Line	Tract "A"	Big Rock Drive	West Property Line	/	/	/
		8"	Water PVC Line	Big Rock Drive	115' south of Geode Rd	Boulder Canyon Rd	/	/	/
		8"	Water PVC Line	Boulder Canon Road	Big Rock Drive	Andesite Drive	/	/	/
		8"	Water PVC Line	Jagged Peak Road	Big Rock Drive	110' west of Andesite Drive	/	/	/
		8"	Water PVC Line	Flint Rock Drive	Jagged Peak Rd	Boulder Canyon Rd	/	/	/
		8"	Water PVC Line	Stoney Draw Drive	Boulder Canyon Rd	South Property Line	/	/	/
		24"	RCP Storm Sewer	Tract "B"	Big Rock Drive	Existing Manhole on APS Pond	/	/	/
		30" to 36"	RCP Storm Sewer	Boulder Canyon Road	Tract "B"	Andesite Drive	/	/	/
		24"	RCP Storm Sewer	Flint Rock Drive	Boulder Canyon Rd.	120 ft North of Boulder Canyon Rd.	/	/	/

(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
		9.247 ac-ft	Detention Pond	Tract 6-A			/	/	/
		3 ft	Floodwall (both sides)	Tract B	East Property Line	West Property Line	/	/	/
		18" Thick	Dumped Basalt Riprap (D50=12")	Tract B	East Property Line	West Property Line	/	/	/
		Catch basins and RCP connections included with storm sewer.					/	/	/
		Water infrastructure to include valves, fittings, valve boxes, and fire hydrants as required.					/	/	/
		Sanitary sewer to include manholes and service connections as required.					/	/	/
		Residential street lights per DPM.					/	/	/
		--	Plant Mix Seal Coat (PMSC)	Unser Blvd	Boulder Trail Place	800' South of Boulder Trail Place	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

2 Ceritfication of the grading plan is required for release of financial guarantees.

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
VINCENT CARRICA, PE NAME (print)	11-13-13 DRB CHAIR - date	Carol S. Dumont 11-13-13 PARKS & RECREATION - date
TIERRA WEST, LLC FIRM	11-13-13 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
11/13/13 SIGNATURE - date	Allen Porter 11/13/13 UTILITY DEVELOPMENT - date	_____ - date
	Curtis a. Chase 11-13-13 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 03.17.2011)

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- ___ Major subdivision action
- ___ Minor subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ___ for Building Permit
- X Administrative Amendment/Approval (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S	Z	**ZONING & PLANNING**
		___ Annexation
V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
P		___ Adoption of Rank 2 or 3 Plan or similar
		___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
D		___ Street Name Change (Local & Collector)
L	A	**APPEAL / PROTEST of...**
		___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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: Flash Resources, 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: Amendment to Preliminary Plat (with Minor Changes)

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

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

Lot or Tract No. A-1 & B-1 Block: Unit:
Subdiv/Addn/TBKA: The Boulders PH III
Existing Zoning: R-LT Proposed zoning: No Changes MRGCD Map No
Zone Atlas page(s): B-10 & B-11 UPC Code: 101006545911040726 / 101006552005140725

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: 2 No. of **proposed** lots: 106 Total site area (acres): 18.97+/-
LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd. NW
Between: Paradise Blvd. NW and Paseo Del Norte, NW

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE DATE 11/08/2013
(Print Name) Vincent Carrica, PE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☐ **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
BDRB - 70764	APP		$50.00
-	CMF		$20.00
-			$
-			$
-			$
			Total $70.00

Hearing date Thursday November 21, 2013

11-8-01
Staff signature & Date

Project # 1002632

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

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
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__ Fee (see schedule)
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☒ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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.

X Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
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Vincent Carrica, PE
Applicant name (print)
11/08/13
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
13DRB - - 70764
- -
- -

11-8-13
Planner signature / date
Project # 1002632

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

	S	Z	
SUBDIVISION			**ZONING & PLANNING**
___ Major subdivision action			___ Annexation
___ Minor subdivision action			
___ Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		___ Adoption of Rank 2 or 3 Plan or similar
___ for Subdivision			___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ for Building Permit			
X Administrative Amendment/Approval (AA)			
___ 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, ZEO, ZHE, Board of Appeals, other
___ Storm Drainage Cost Allocation Plan			

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FOR OFFICIAL USE ONLY Revised: 4/2012

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Vincent Carrica, PE
Applicant name (print)

11/08/13
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
13DRB - - 70764
- -
- -

11-8-13
Planner signature / date

Project # 1002632

gw

TIERRA WEST, LLC

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

November 08, 2013

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: MAJOR PRELIMINARY PLAT THE BOULDERS – PHASE 3
PROJECT # 1002632
ZONE ATLAS PAGE B-10 & B-11

Dear Mr. Cloud:

Tierra West LLC, on behalf of Flash Resources LLC, requests to amend the infrastructure list for Phase 3 of the Boulders to include a line item for constructing a Plant Mix Seal Coat (PMSC) for the section of Unser (northbound lanes) adjacent to the Tract 6A drainage pond. This item is being removed from the Phase 1 infrastructure list and added to this phase to allow the work to be completed at the same time that the PMSC is applied to the southbound lanes that will be constructed with Phase 3.

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

Sincerely,

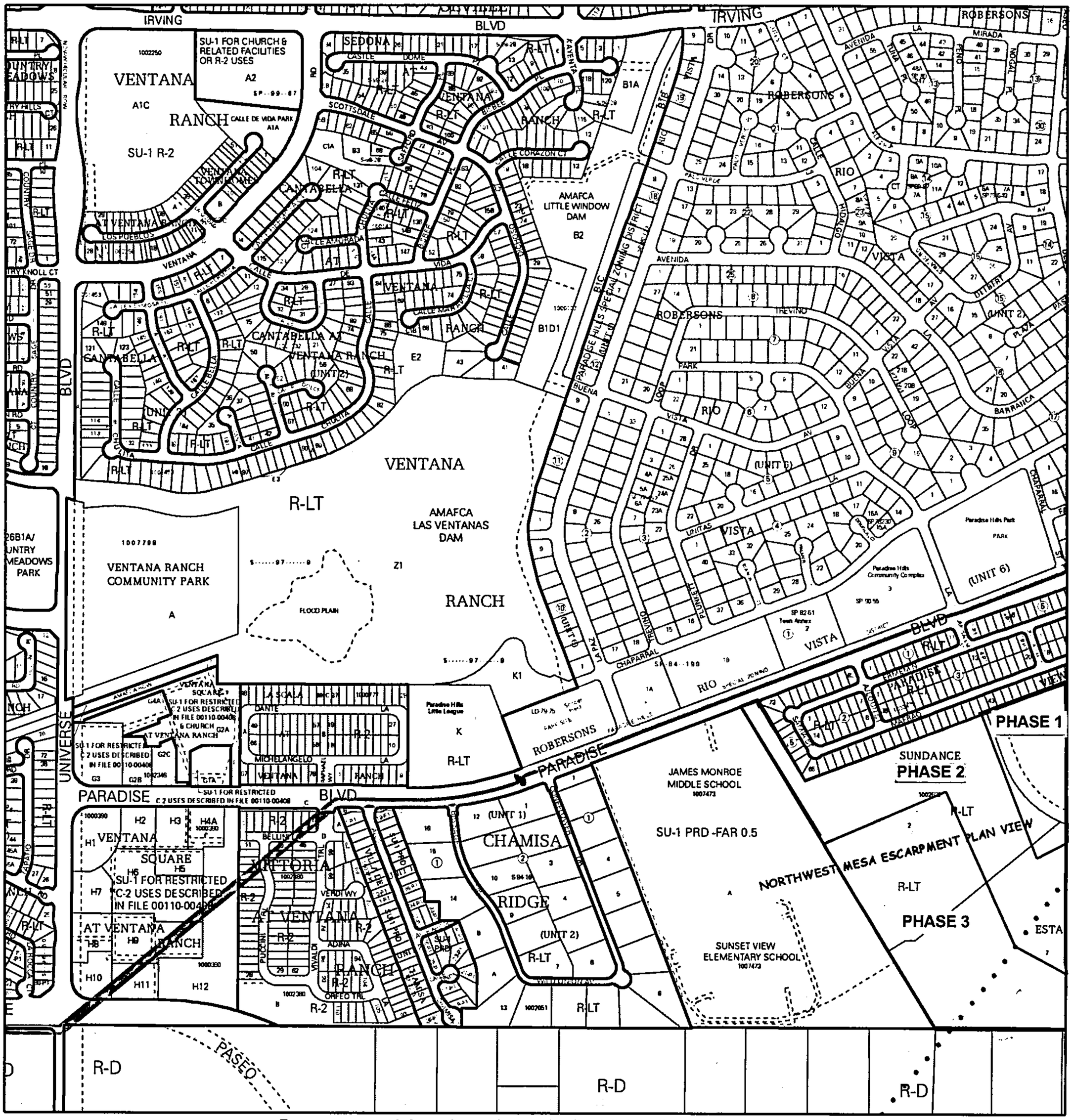
Vincent Carrica, P.E.

Enclosure/s

cc: Pierre Amestoy – Flash Resources, LLC
Bryan Wolf, COA
Krystal Metro, COA

JN: 2011005
VC/jg

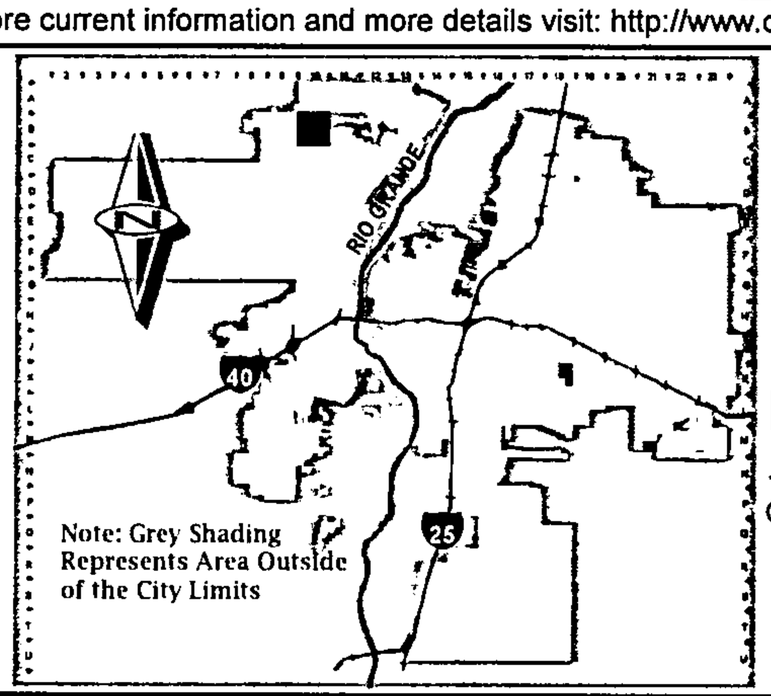
Z:\2011\2011005\Correspondence\2011005 Jack Cloud Phase 3 Preliminary Plat Ltr. 11-8-13.doc



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



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

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

Date Submitted: 8/16/13
Date Site Plan Approved:
Date Preliminary Plat Approved: 8-21-13
Date Preliminary Plat Expires: 8-21-14
DRB Project No.: 1002632
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 THREE
PROPOSED NAME OF PLAT

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		32' F-F	Residential Paving (Normal Local Roadway), Curb & Gutter * 4' Sidewalk (Both Sides)	Big Rock Drive	115' south of Geode Rd	Pumice Ridge Rd	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Big Rock Drive	Pumice Ridge Rd	Boulder Canyon Rd	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Boulder Canon Road	Big Rock Drive	Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Pumice Ridge Road	Big Rock Drive	Flint Rock Drive	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter * 4' Sidewalk (Both Sides)	Glass Rock Road	Flint Rock Drive	110' west of Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Jagged Peak Road	Big Rock Drive	110' west of Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Flint Rock Drive	Jagged Peak Rd	Boulder Canyon Rd	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Stoney Draw Drive	Boulder Canyon Rd	South Property Line	/	/	/

(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
		38' F-F	Arterial Paving, Curb & Gutter 10' Paved Trail (West) w/ 13' F-Centerline Median	Unser Boulevard	900' North of Boulder Trail Place	800' South of Boulder Trail Place	/	/	/
		8"	SAS Gravity Line	Big Rock Drive	115' south of Geode Rd	Boulder Canyon Rd	/	/	/
		8"	SAS Gravity Line	Boulder Canon Road	Big Rock Drive	Andesite Drive	/	/	/
		8"	SAS Gravity Line	Jagged Peak Road	Big Rock Drive	110' west of Andesite Drive	/	/	/
		8"	SAS Gravity Line	Flint Rock Drive	Jagged Peak Rd	Boulder Canyon Rd	/	/	/
		8"	SAS Gravity Line	Stoney Draw Drive	Boulder Canyon Rd	South Property Line	/	/	/
		8"	SAS Gravity Line	Tract "A"	Big Rock Drive	West Property Line	/	/	/
		8"	Water PVC Line	Big Rock Drive	115' south of Geode Rd	Boulder Canyon Rd	/	/	/
		8"	Water PVC Line	Boulder Canon Road	Big Rock Drive	Andesite Drive	/	/	/
		8"	Water PVC Line	Jagged Peak Road	Big Rock Drive	110' west of Andesite Drive	/	/	/
		8"	Water PVC Line	Flint Rock Drive	Jagged Peak Rd	Boulder Canyon Rd	/	/	/
		8"	Water PVC Line	Stoney Draw Drive	Boulder Canyon Rd	South Property Line	/	/	/
		24"	RCP Storm Sewer	Tract "B"	Big Rock Drive	Existing Manhole on APS Pond	/	/	/
		30" to 36"	RCP Storm Sewer	Boulder Canyon Road	Tract "B"	Andesite Drive	/	/	/
		24"	RCP Storm Sewer	Flint Rock Drive	Boulder Canyon Rd.	120 ft North of Boulder Canyon Rd.	/	/	/

(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
		9.247 ac-ft	Detention Pond	Tract 6-A			/	/	/
		3 ft	Floodwall (both sides)	Tract B	East Property Line	West Property Line	/	/	/
		18" Thick	Dumped Basalt Riprap (D50=12")	Tract B	East Property Line	West Property Line	/	/	/
		Catch basins and RCP connections included with storm sewer.					/	/	/
		Water infrastructure to include valves, fittings, valve boxes, and fire hydrants as required.					/	/	/
		Sanitary sewer to include manholes and service connections as required.					/	/	/
		Residential street lights per DPM.					/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
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Approval of Creditable Items: _____ Impact Fee Admistrator Signature Date

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Street lights per City rquirements.

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

2 Ceritfication of the grading plan is required for release of financial guarantees.

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AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
VINCENT CARRICA, PE NAME (print)	8-21-13 DRB CHAIR - date	Carl S. Dumont 8-21-13 PARKS & RECREATION - date
TIERRA WEST, LLC FIRM	08-21-13 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
8-16-13 SIGNATURE - date	Allen Porter 08/21/13 UTILITY DEVELOPMENT - date	_____ - date
	8/21/13 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 03.17.2011)

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 11/08/13
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 8/21/13
Date Preliminary Plat Expires: 8/21/14
DRB Project No.: 1002632
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 THREE
PROPOSED NAME OF PLAT

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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		32' F-F	Residential Paving (Normal Local Roadway), Curb & Gutter * 4' Sidewalk (Both Sides)	Big Rock Drive	115' south of Geode Rd	Pumice Ridge Rd	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Big Rock Drive	Pumice Ridge Rd	Boulder Canyon Rd	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Boulder Canon Road	Big Rock Drive	Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Pumice Ridge Road	Big Rock Drive	Flint Rock Drive	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter * 4' Sidewalk (Both Sides)	Glass Rock Road	Flint Rock Drive	110' west of Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Jagged Peak Road	Big Rock Drive	110' west of Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Flint Rock Drive	Jagged Peak Rd	Boulder Canyon Rd	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Stoney Draw Drive	Boulder Canyon Rd	South Property Line	/	/	/

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
		38' F-F	Arterial Paving, Curb & Gutter 10' Paved Trail (West) w/ 13' F-Centerline Median	Unser Boulevard	900' North of Boulder Trail Place	800' South of Boulder Trail Place	/	/	/
		8"	SAS Gravity Line	Big Rock Drive	115' south of Geode Rd	Boulder Canyon Rd	/	/	/
		8"	SAS Gravity Line	Boulder Canon Road	Big Rock Drive	Andesite Drive	/	/	/
		8"	SAS Gravity Line	Jagged Peak Road	Big Rock Drive	110' west of Andesite Drive	/	/	/
		8"	SAS Gravity Line	Flint Rock Drive	Jagged Peak Rd	Boulder Canyon Rd	/	/	/
		8"	SAS Gravity Line	Stoney Draw Drive	Boulder Canyon Rd	South Property Line	/	/	/
		8"	SAS Gravity Line	Tract "A"	Big Rock Drive	West Property Line	/	/	/
		8"	Water PVC Line	Big Rock Drive	115' south of Geode Rd	Boulder Canyon Rd	/	/	/
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		9.247 ac-ft	Detention Pond	Tract 6-A			/	/	/
		3 ft	Floodwall (both sides)	Tract B	East Property Line	West Property Line	/	/	/
		18" Thick	Dumped Basalt Riprap (D50=12")	Tract B	East Property Line	West Property Line	/	/	/
		Catch basins and RCP connections included with storm sewer.					/	/	/
		Water infrastructure to include valves, fittings, valve boxes, and fire hydrants as required.					/	/	/
		Sanitary sewer to include manholes and service connections as required.					/	/	/
		Residential street lights per DPM.					/	/	/
		--	Plant Mix Seal Coat (PMSC)	Unser Blvd	Boulder Trail Place	800' South of Boulder Trail Place	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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Impact Fee Admistrator Signature Date

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AGENT / OWNER

VINCENT CARRICA, PE
NAME (print)

TIERRA WEST, LLC
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

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AMAFCA - date

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DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 03.17.2011)

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

Date Submitted: 8/16/13
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		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Big Rock Drive	Pumice Ridge Rd	Boulder Canyon Rd	/	/	/
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		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Pumice Ridge Road	Big Rock Drive	Flint Rock Drive	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter • 4' Sidewalk (Both Sides)	Glass Rock Road	Flint Rock Drive	110' west of Andesite Drive	/	/	/
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		Sanitary sewer to include manholes and service connections as required.					/	/	/
		Residential street lights per DPM.					/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
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DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 03.17.2011)

Current DRC
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FIGURE 12

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(Rev. 9-20-05)

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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
		9.247 ac-ft	Detention Pond	Tract 6-A			/	/	/
		3 ft	Floodwall (both sides)	Tract B	East Property Line	West Property Line	/	/	/
		18" Thick	Dumped Basalt Riprap (D50=12")	Tract B	East Property Line	West Property Line	/	/	/
		Catch basins and RCP connections included with storm sewer.					/	/	/
		Water infrastructure to include valves, fittings, valve boxes, and fire hydrants as required.					/	/	/
		Sanitary sewer to include manholes and service connections as required.					/	/	/
		Residential street lights per DPM.					/	/	/
		--	Plant Mix Seal Coat (PMSC)	Unser Blvd	Boulder Trail Place	800' South of Boulder Trail Place	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

2 Ceritfication of the grading plan is required for release of financial guarantees.

3

AGENT / OWNER

VINCENT CARRICA, PE
NAME (print)

TIERRA WEST, LLC
FIRM

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)

.r: 761787

FIGURE 12

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

THE BOULDERS - PHASE TWO

PROPOSED NAME OF PLAT

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 9/11/12

Date Site Plan Approved:

Date Preliminary Plat Approved: 9-12-12

Date Preliminary Plat Expires: 9-12-13

DRB Project No.: 1002632

DRB Application No.:

11-08-13 1

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
		32' F-F	Residential Paving (Major Local Roadway), Curb & Gutter * 6' Sidewalk (Both Sides)	Big Rock Drive	Paradise Boulevard	Geode Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Geode Road	Big Rock Drive	Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Andesite Drive	Tract B	Monolith Drive	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter * 4' Sidewalk (Both Sides)	Andesite Drive	Monolith Drive	Hummock Road	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter * 4' Sidewalk (Both Sides)	Geode Road	Big Rock Drive	Existing APS Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Andesite Drive	Hummock Road	Stone Ridge Drive	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter * 4' Sidewalk (Both Sides)	Glass Rock Road	Andesite Drive	110 FT West	/	/	/
		53' F-F	Residential Paving (Major Local Roadway), Curb & Gutter * 6' Sidewalk (Both Sides) w/ 13' F-F Median	Monolith Drive	Andesite Drive	Basalt Peak Drive	/	/	/

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)	Cobble Peak Road	Iron Rock Drive	Sandstone Rim Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Iron Rock Drive	Cobble Peak Road	Stone Ridge Drive	/	/	/
		32' F-F	Residential Paving(Normal Local Roadway), Curb & Gutter • 4' Sidewalk (Both Sides)	Iron Rock Drive	Monolith Drive	Cobble Peak Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Sandstone Rim Drive	Tract L North End	Tract "L" South End	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Hummock Road	Andesite Drive	Iron Rock Drive	/	/	/
		32' F-F	Residential Paving (Normal Local Roadway), Curb & Gutter • 4' Sidewalk (Both Sides)	Big Rock Drive	Geode Road	115' South of Geode Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Stone Ridge Drive	Andesite Road	Sandstone Rim Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Jagged Peak Road	Andesite Drive	110 FT West of Andesite Drive	/	/	/
		~~88' F-F~~	~~Arterial Paving, Curb & Gutter • 10' Paved Trail (West) w/ 13' F-F Centerline Median~~	~~Unser Boulevard~~	~~200 Ft South of Boulder Trail Place~~	~~785 Ft South of Boulder Trail Place~~	/	/	/
		8"	SAS Gravity Line	Andesite Drive	Tract B	Stone Ridge Drive	/	/	/
		8"	SAS Gravity Line	Hummock Road	Andesite Drive	Iron Rock Drive	/	/	/
		8"	SAS Gravity Line	Iron Rock Drive	Monolith Drive	Stone Ridge Drive	/	/	/
		8"	SAS Gravity Line	Standstone Rim Drive	Tract L North End	Tract L South End	/	/	/
		8"	SAS Gravity Line	Stone Ridge Drive	Andesite Drive	Sandstone Rim Drive	/	/	/
		8"	SAS Gravity Line	Big Rock Road	Stone Ridge Road	Andesite Drive	/	/	/

(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	Jagged Peak Road	Andersite Drive	110 FT West of Andesite Drive	/	/	/
		8"	Water PVC Line	Geode Road	Big Rock Drive	Andesite Drive	/	/	/
		8"	Water PVC Line	Big Rock Drive	Paradise Boulevard	Geode Road	/	/	/
		4" - 8"	Water PVC Line	Andesite Drive	Tract B	Stone Ridge Drive	/	/	/
		8"	Water PVC Line	Jagged Peak Road	Andesite Drive	110 Ft West of Andesite Drive	/	/	/
		8"	Water PVC Line	Monolith Drive	Basalt Peak Drive	Andesite Drive	/	/	/
		8"	Water PVC Line	Hummock Road	Andesite Drive	Iron Rock Drive	/	/	/
		8"	Water PVC Line	Iron Rock Drive	Monolith Drive	Stone Ridge Drive	/	/	/
							/	/	/
		4" - 6"	Water PVC Line	Sandstone Rim Drive	Tract L North End	Tract L South End	/	/	/
		8"	Water PVC Line	Stone Ridge Drive	Andersite Drive	Sandstone Rim Drive	/	/	/
		8"	Water PVC Line	Big Rock Drive	Geode Road	60 FT South of Geode Road	/	/	/
		30" - 36"	RCP Storm Sewer	Andesite Drive	Geode Road	Stone Ridge Drive	/	/	/

(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
		24" - 30"	RCP Storm Sewer	Sandstone Rim Drive	Cobble Peak Road	Tract L South End	/	/	/
		36" - 42"	RCP Storm Sewer	Stone Ridge Drive	Andesite Drive West of Lot 94	50 FT West of Andesite Road	/	/	/
		24"	RCP Storm Sewer	Stone Ridge Drive	Sandstone Rim Drive	120 FT West of Sandstone Rim Drive	/	/	/
		42"	RCP Storm Sewer	Route Connection	Stone Ridge Drive	Unser Boulevard NBL Crossing	/	/	/
		30"	RCP Storm Sewer	Geode Road	Andesite Drive	Tract C	/	/	/
		~~7.352 ac-ft~~	~~Temporary Retention Pond~~	~~Tract B-1~~	-	-	/	/	/
		~~11.301 ac-ft~~	~~Temporary Retention Pond~~	~~Tract C-A~~	-	-	/	/	/
		12'	Concrete Channel	Tract C	North Property Line	30" RCP ~~South Property Line~~	/	/	/
			Catch basins and RCP connections included with storm sewer.				/	/	/
			Water infrastructure to include valves, fittings, valve boxes, and fire hydrants as required.				/	/	/
			Sanitary sewer to include manholes and service connections as required.				/	/	/
			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 *Sidewalk fronting residential lots are deferred as shown on the approved Deferral Sidewalk Exhibit.

2 Ceritfication of the grading plan is required for release of financial guarantees.

~~3 3' Retaining Wall on Big Rock Drive - From Paradise Blvd. +/- 205' South~~ 1

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
RONALD R. BOHANNAN, PE NAME (print)	10-31-12 DRB CHAIR - date	Carol S. Dumont 10-31-12 PARKS & RECREATION - date
TIERRA WEST, LLC FIRM	10/31/12 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
10/31/12 SIGNATURE - date	10/31/12 UTILITY DEVELOPMENT - date	_____ - date
	10-31-12 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	11-8-13			

VINCENT CARRKA

(rev. 03.17.2011)

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 5-11-11
Date Preliminary Plat Expires: 5-11-12
DRB Project No.: 1002632
DRB Application No.:_____

1 5/26/11
2 7/6/11
3 1-15-12
4 11-8-13

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	Tract D	Tract E	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Fossil Road	Iron Rock Drive	Tract I	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Dolomite Road	Iron Rock Drive	Basalt Peak Drive	/	/	/
		28' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter * 6' Sidewalk (Both Sides)	Basalt Peak Drive	Fossil Road	Dolomite Road	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter * 6' Sidewalk (Both Sides)	Basalt Peak Drive	Dolomite Road	Monolith Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Slickrock Court	Parcel H	Fossil Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Stone Peak Road	Tract J	Monolith Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Rock View Drive	Tract K	Monolith Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Granite Ridge Drive	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	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		28' F-F	Residential Paving, Curb & Gutter • 6' Sidewalk (Both Sides)	Monolith Drive	Fossil Road	Stone Peak Road	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter • 6' Sidewalk (Both Sides)	Monolith Drive	Stone Peak Road	Boulder Trail Place	/	/	/
		46' F-F	Major Local Paving, Curb & Gutter • 6' Sidewalk (Both Sides) 4 13' w/ ~~X~~' F-F Median	Monolith Drive	Boulder Trail Place	Bassalt Peak Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • ~~X~~ 4' Sidewalk (Both Sides) 2	Boulder Trail Place	Parcel H	Monolith Drive	/	/	/
		46' F-F	Major Local Paving, Curb & Gutter • 6' Sidewalk ~~(Both Sides)~~ EAST SIDE ONLY 4 9' w/ ~~X~~ F-F Median	Boulder Trail Place	Monolith Drive	Unser Boulevard	/	/	/
		~~38' F-F~~	~~Arterial Paving, Curb & Gutter~~ ~~10' Paved Trail (West)~~ ~~w/ 13' F-Centerline Median~~ 4	~~Unser Boulevard~~	~~West Property Line~~	~~East Property Line~~	/	/	/
		8"	SAS Gravity Line	Iron Rock Drive	Tract D	Tract E	/	/	/
		8"	SAS Gravity Line	Fossil Road	Iron Rock Drive	Tract I	/	/	/
		8"	SAS Gravity Line	Dolomite Road	Iron Rock Drive	Basalt Peak Drive	/	/	/
		8"	SAS Gravity Line	Basalt Peak Drive	Fossil Road	Monolith Drive	/	/	/
		8"	SAS Gravity Line	Slickrock Court	Parcel H	Fossil Road	/	/	/
		8"	SAS Gravity Line	Stone Peak Road	140' East of Monolith Drive	Tract J	/	/	/
		8"	SAS Gravity Line	Roack View Drive	Tract K	Monolith Drive	/	/	/
		8"	SAS Gravity Line	Granite Ridge Drive	Stone Peak Road	Rock View Drive	/	/	/
		8"	SAS Gravity Line	Monolith Drive	Fossil Road	Boulder Trail Place	/	/	/

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 Drive	Bassalt Peak Drive	105' East of Bassalt Peak Drive	/	/	/
		8"	SAS Gravity Line	Boulder Trail Place	Parcel H	Monolith Drive	/	/	/
		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 Drive (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	Tract D	Tract E	/	/	/
		6" - 8"	Water PVC Line	Fossil Road	Iron Rock Drive	Tract I	/	/	/
		8"	Water PVC Line	Dolomite Road	Iron Rock Road	Basalt Peak Drive	/	/	/
		8"	Water PVC Line	Basalt Peak Drive	Fossil Road	Monolith Drive	/	/	/
		8"	Water PVC Line	Slickrock Court	Hydrant at South End	Fossil Road	/	/	/
		6" - 8"	Water PVC Line	Stone Peak Road	Tract J	Monolith Drive	/	/	/
		6" - 8"	Water PVC Line	Rock View Drive	Tract K	Monolith Drive	/	/	/
		8"	Water PVC Line	Granite Ridge Drive	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 Drive	Fossil Road	Bassalt Peak Drive	/	/	/
		8"	Water PVC Line	Boulder Trail Place	Hydrant at North End	Unser Boulevard	/	/	/
		30"	RCP Storm Sewer	Monolith Drive	Fossil Road	Rock View Drive	/	/	/
		30" - 36"	RCP Storm Sewer	Rock View Drive	Monolith Drive	Tract K	/	/	/
		24"	RCP Storm Sewer	Granite Ridge Drive	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	Existing 48" RCP in Unser Blvd.	East Property Line	/	/	/
		~~7.5 ac ft~~	~~Permanent Detention Pond w/ Flood Wall~~	Tract 6A 4	-	-	/	/	/
		~~9.9 ac ft~~	~~Temporary Retention Pond~~	Tract B 4	-	-	/	/	/
		Sanitary sewer to include manholes and service connections as required.					/	/	/
		Catch basins and RCP connections included with storm sewer.					/	/	/
		~~Residential street lights per DPM.~~ 1					/	/	/
		Water infrastructure to include valves, fittings, valve boxes, and fire hydrants as required.					/	/	/

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

2 Ceritfication of the grading plan is required for release of financial guarantees.

4 ~~3. PMSC. REQUIREMENT FOR INSET (FULL WIDTH) FROM BLUE FEATHER RD SOUTH TO SOUTH PROP. LINE OF SUNDANCE ESTATES UNIT 1.~~

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
RONALD R. BOHANNAN, PE NAME (print)	5-11-11 DRB CHAIR - date	5/11/11 PARKS & RECREATION - date
TIERRA WEST, LLC FIRM	05-11-11 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	05/11/11 UTILITY DEVELOPMENT - date	_____ - date
	5-11-11 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	5/26/11			
2	7-6-11			
3	1-15-12			
4	11-8-13			

VINCENT CARRICA

(rev. 03.17.2011)

November 21. 2013

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 629

07/19/2013 Issued By: BLDAVM 198974

Application Number: **13DRB-70629**, Major - Preliminary Plat Approval

Address:

Location Description: UNSER BETWEEN PARADISE AND PASEO DEL NORTE

Project Number: 1002632

Applicant
FLASH RESOURCES, LLC

4461 IRVING BLVD NW
ALBUQUERQUE NM 87114

Agent / Contact
TIERRA WEST LLC
VINCE CARRICA
5571 MIDWAY PARK PL NE
ALBUQUERQUE NM 87109
505-858-3100
KKRUEGER@TIERRAWESTLLC.COM

Application Fees		
APN Fee		
Conflict Mgmt Fee		
DRB Actions		$2,820.00
	TOTAL:	$2,820.00

City of Albuquerque Treasury
Date:7/19/2013 Office:ANNEX
Stat ID:WS000008 Cashier:TRSCXG
Batch: 2294 Trans #:9
Permit: 2013070629
Receipt Num 00143060
Payment Total:$2,820.00
0903 DRB Actions $2,820.00
Check Tendered : $3,140.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 627

07/19/2013 Issued By: BLDAVM 198972

Application Number: **13DRB-70627**, Vacation Of Public Easement

Address:

Location Description: UNSER BETWEEN PARADISE AND PASEO DEL NORTE

Project Number: 1002632

Applicant
FLASH RESOURCES, LLC

4461 IRVING BLVD NW
ALBUQUERQUE NM 87114

Agent / Contact
TIERRA WEST LLC
VINCE CARRICA
5571 MIDWAY PARK PL NE
ALBUQUERQUE NM 87109
505-858-3100
KKRUEGER@TIERRAWESTLLC.COM

Application Fees

APN Fee	**$75.00**
Conflict Mgmt Fee	**$20.00**
DRB Actions	**$225.00**
TOTAL:	**$320.00**

City of Albuquerque Treasury
Date:7/19/2013 Office:ANNEX
Stat ID:WS000008 Cashier:TRSCXG
Batch: 2294 Trans #:9
Permit: 2013070627
Receipt Num 00143059
Payment Total:$320.00

0900	APN Fee	$75.00
0901	Conflict Manag. Fee	$20.00
0903	DRB Actions	$225.00
	Check Tendered :	$3,140.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

07/19/2013 Issued By: BLDAVM 198975

Category Code 910
2013 070 630

Application Number: **13DRB-70630**, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: UNSER BETWEEN PARADISE AND PASEO DEL NORTE

Project Number: 1002632

Applicant
FLASH RESOURCES, LLC

4461 IRVING BLVD NW
ALBUQUERQUE NM 87114

Agent / Contact
TIERRA WEST LLC
VINCE CARRICA
5571 MIDWAY PARK PL NE
ALBUQUERQUE NM 87109
505-858-3100
KKRUEGER@TIERRAWESTLLC.COM

Application Fees

APN Fee	
Conflict Mgmt Fee	
DRB Actions	**$50.00**
TOTAL:	**$50.00**

City of Albuquerque Treasury
Date:7/19/2013 Office:ANNEX
Stat ID:WS000008 Cashier:TRSCXG
Batch: 2294 Trans #:8
Permit: 2013070630
Receipt Num 00143057
Payment Total:$50.00
0903 DRB Actions $50.00
Check Tendered : $50.00

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 11/08/13
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 8/21/13
Date Preliminary Plat Expires: 8/21/14
DRB Project No.: 1002632
DRB Application No.:_____

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

THE BOULDERS - PHASE THREE
PROPOSED NAME OF PLAT

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		32' F-F	Residential Paving (Normal Local Roadway), Curb & Gutter * 4' Sidewalk (Both Sides)	Big Rock Drive	115' south of Geode Rd	Pumice Ridge Rd	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Big Rock Drive	Pumice Ridge Rd	Boulder Canyon Rd	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Boulder Canon Road	Big Rock Drive	Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Pumice Ridge Road	Big Rock Drive	Flint Rock Drive	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter * 4' Sidewalk (Both Sides)	Glass Rock Road	Flint Rock Drive	110' west of Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Jagged Peak Road	Big Rock Drive	110' west of Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Flint Rock Drive	Jagged Peak Rd	Boulder Canyon Rd	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Stoney Draw Drive	Boulder Canyon Rd	South Property Line	/	/	/

(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
		38' F-F	Arterial Paving, Curb & Gutter 10' Paved Trail (West) w/ 13' F-Centerline Median	Unser Boulevard	900' North of Boulder Trail Place	800' South of Boulder Trail Place	/	/	/
		8"	SAS Gravity Line	Big Rock Drive	115' south of Geode Rd	Boulder Canyon Rd	/	/	/
		8"	SAS Gravity Line	Boulder Canon Road	Big Rock Drive	Andesite Drive	/	/	/
		8"	SAS Gravity Line	Jagged Peak Road	Big Rock Drive	110' west of Andesite Drive	/	/	/
		8"	SAS Gravity Line	Flint Rock Drive	Jagged Peak Rd	Boulder Canyon Rd	/	/	/
		8"	SAS Gravity Line	Stoney Draw Drive	Boulder Canyon Rd	South Property Line	/	/	/
		8"	SAS Gravity Line	Tract "A"	Big Rock Drive	West Property Line	/	/	/
		8"	Water PVC Line	Big Rock Drive	115' south of Geode Rd	Boulder Canyon Rd	/	/	/
		8"	Water PVC Line	Boulder Canon Road	Big Rock Drive	Andesite Drive	/	/	/
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		24"	RCP Storm Sewer	Tract "B"	Big Rock Drive	Existing Manhole on APS Pond	/	/	/
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		3 ft	Floodwall (both sides)	Tract B	East Property Line	West Property Line	/	/	/
		18" Thick	Dumped Basalt Riprap (D50=12")	Tract B	East Property Line	West Property Line	/	/	/
		Catch basins and RCP connections included with storm sewer.					/	/	/
		Water infrastructure to include valves, fittings, valve boxes, and fire hydrants as required.					/	/	/
		Sanitary sewer to include manholes and service connections as required.					/	/	/
		Residential street lights per DPM.					/	/	/
		--	Plant Mix Seal Coat (PMSC)	Unser Blvd	Boulder Trail Place	800' South of Boulder Trail Place	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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Impact Fee Admistrator Signature Date

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AGENT / OWNER

VINCENT CARRICA, PE
NAME (print)

TIERRA WEST, LLC
FIRM

11/13/13
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

11-13-13
DRB CHAIR - date

11-13-13
TRANSPORTATION DEVELOPMENT - date

Allen Porter 11/13/13
UTILITY DEVELOPMENT - date

Curtis A. Cherne 11-13-13
CITY ENGINEER - date

Carol S. Dumont 11-13-13
PARKS & RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 03.17.2011)

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

Date Submitted: 8/16/13
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 8-21-13
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DRB Project No.: 1002632
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INFRASTRUCTURE LIST

(Rev. 9-20-05)

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		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Boulder Canon Road	Big Rock Drive	Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Pumice Ridge Road	Big Rock Drive	Flint Rock Drive	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter * 4' Sidewalk (Both Sides)	Glass Rock Road	Flint Rock Drive	110' west of Andesite Drive	/	/	/
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		8"	SAS Gravity Line	Boulder Canon Road	Big Rock Drive	Andesite Drive	/	/	/
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		3 ft	Floodwall (both sides)	Tract B	East Property Line	West Property Line	/	/	/
		18" Thick	Dumped Basalt Riprap (D50=12")	Tract B	East Property Line	West Property Line	/	/	/
		Catch basins and RCP connections included with storm sewer.					/	/	/
		Water infrastructure to include valves, fittings, valve boxes, and fire hydrants as required.					/	/	/
		Sanitary sewer to include manholes and service connections as required.					/	/	/
		Residential street lights per DPM.					/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 03.17.2011)

Current DRC
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FIGURE 12

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							/	/	/
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AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
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TIERRA WEST, LLC FIRM	11-13-13 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
11/13/13 SIGNATURE - date	Allen Porter 11/13/13 UTILITY DEVELOPMENT - date	_____ - date
	Curtis a. Chase 11-13-13 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
△1	02-04-14			

(rev. 03.17.2011)

Current DRC
Project Number:_____

FIGURE 12

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		8"	SAS Gravity Line	Boulder Canon Road	Big Rock Drive	Andesite Drive	/	/	/
		8"	SAS Gravity Line	Jagged Peak Road	Big Rock Drive	110' west of Andesite Drive	/	/	/
		8"	SAS Gravity Line	Flint Rock Drive	Jagged Peak Rd	Boulder Canyon Rd	/	/	/
		8"	SAS Gravity Line	Stoney Draw Drive	Boulder Canyon Rd	South Property Line	/	/	/
		8"	SAS Gravity Line	Tract "A"	Big Rock Drive	West Property Line	/	/	/
		8"	Water PVC Line	Big Rock Drive	115' south of Geode Rd	Boulder Canyon Rd	/	/	/
		8"	Water PVC Line	Boulder Canon Road	Big Rock Drive	Andesite Drive	/	/	/
		8"	Water PVC Line	Jagged Peak Road	Big Rock Drive	110' west of Andesite Drive	/	/	/
		8"	Water PVC Line	Flint Rock Drive	Jagged Peak Rd	Boulder Canyon Rd	/	/	/
		8"	Water PVC Line	Stoney Draw Drive	Boulder Canyon Rd	South Property Line	/	/	/
		24"	RCP Storm Sewer	Tract "B"	Big Rock Drive	West Property Line	/	/	/
		24" to 36"	RCP Storm Sewer	Boulder Canyon Road	Tract "B"	Andesite Drive	/	/	/
		8.241 ac-ft	Detention Pond	Tract 6-A			/	/	/

(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
			Catch basins and RCP connections included with storm sewer.				/	/	/
			Water infrastructure to include valves, fittings, valve boxes, and fire hydrants as required.				/	/	/
			Sanitary sewer to include manholes and service connections as required.				/	/	/
			Residential street lights per DPM.				/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

NOTES

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

Street lights per City rquirements.

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

2 Ceritfication of the grading plan is required for release of financial guarantees.

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
RONALD R. BOHANNAN, PE NAME (print)	DRB CHAIR - date	PARKS & RECREATION - date
TIERRA WEST, LLC FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - 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**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- X Major subdivision action
- ___ Minor subdivision action
- X Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment/Approval (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation
- V ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D ___ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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: Flash Resources, 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 Public Easement/ Temporary Deferral of Sidewalk Construction / Major Subdivision Improvements Agreement.

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

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

Lot or Tract No. A-1 & B-1 Block: Unit:
Subdiv/Addn/TBKA: The Boulders PH III
Existing Zoning: R-LT Proposed zoning: No Changes MRGCD Map No
Zone Atlas page(s): B-10 & B-11 UPC Code: 101006545911040726 / 101006552005140725

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: 2 No. of **proposed** lots: 106 Total site area (acres): 18.97+/-
LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd. NW
Between: Paradise Blvd. NW and Paseo Del Norte, NW

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE DATE 7-19-13
(Print Name) Vince Carrica Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

- ☒ **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
13DRB-70627	VPE		$225.00
-	CMF		$20.00
-	ADV		$75.00
-70628	TDS		$ Ø
-70629	DP		$2,820.00
70630	SIA		Total 50.00
			$3,190.00

Hearing date Aug. 14, 2013

7-19-13
Staff 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)** -5

☐ **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.

VINCENT CARRICA
Applicant name (print)

7-19-13
Applicant signature / date

Form revised 4/07

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

Application case numbers
13 - DRB - 70627
- - 70628
- - -

7-19-13
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
N/A **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.

Vince Carrica
Applicant name (print)

7-19-13
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
13 - DRB - 70629
____ - ____ - ____
____ - ____ - ____

7-19-13
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.
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(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 ~~N/A~~ Official D.R.B. Notice of the original approval
X ~~N/A~~ Approved Infrastructure List. If not applicable, please initial. _____
X ~~N/A~~ 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.

Vince Carrica
Applicant name (print)

7-19-13
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
13 - DRB - 70630
_____ - _____ - _____
_____ - _____ - _____

7-19-13
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 July 30, 2013 To Aug. 14, 2013

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.

[signature], 7.19.13
(Applicant or Agent) (Date)

I issued 2 signs for this application, 7-19-13, [signature]
(Date) (Staff Member)

Rev. 11/8/90

APPLICATION NUMBER: 1002632

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
KENDRA WATKINS/ANDREW GINGERICH, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1002632

Wednesday, August 14, 2013

Comments must be received by:

Wednesday, August 7, 2013

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- X Major subdivision action
- ___ Minor subdivision action
- X Vacation — V
- ___ Variance (Non-Zoning)

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- ___ Street Name Change (Local & Collector) — L

APPEAL / PROTEST of... — A
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.
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ADDRESS: 4461 Irving Blvd. NW FAX:
CITY: Albuquerque STATE NM ZIP 87114 E-MAIL:
Proprietary interest in site: Owner List all owners:

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Existing Zoning: R-LT Proposed zoning: No Changes MRGCD Map No
Zone Atlas page(s): B-10 & B-11 UPC Code: 101006545911040726 / 101006552005140725

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Between: Paradise Blvd. NW and Paseo Del Norte, NW
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SIGNATURE DATE 7-19-13
(Print Name) Vince Carrica Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

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Hearing date Aug. 14, 2013

7-19-13
Staff signature & Date

Project # 1002632

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☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
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- 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.

VINCENT CARRICA
Applicant name (print)

7-19-13
Applicant signature / date

Form revised 4/07

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

Application case numbers
13 - DRB - 70627
- - 70628
- - -

7-19-13
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
- N/A **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 m inor 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.

Vince Carrica
Applicant name (print)

7-19-13
Applicant signature / date

Form revised October 2007

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

Application case numbers
13 - DRB - 70629
____ - ____ - ____
____ - ____ - ____

7-19-13
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 ~~N/A~~ Official D.R.B. Notice of the original approval
X ~~N/A~~ Approved Infrastructure List. If not applicable, please initial. _____
X ~~N/A~~ 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.

Vince Carrica
Applicant name (print)

7-19-13
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
13 - DRB - 70630
_____ - _____ - _____
_____ - _____ - _____

7-19-13
Planner signature / date

Project # 1002632

gw

TIERRA WEST, LLC

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

July 17, 2013

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: MAJOR PRELIMINARY PLAT THE BOULDERS – PHASE 3
PROJECT # 1002632
ZONE ATLAS PAGE B-10 & B-11

Dear Mr. Cloud:

Tierra West LLC, on behalf of Flash Resources LLC, requests following approvals for Phase 3 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.

The Phase 3 site is currently undeveloped, partially regraded and zoned R-LT and the proposed plat will create 106 lots and 3 tracts. 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 received from the Albuquerque Bernalillo County Water Utility Authority. We have also included a trip distribution exhibit for clarity of these requests.

Access, utility and drainage provided in the proposed new street right-of-ways and thus there will be no loss of public benefit caused by this vacation request.

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

Sincerely,

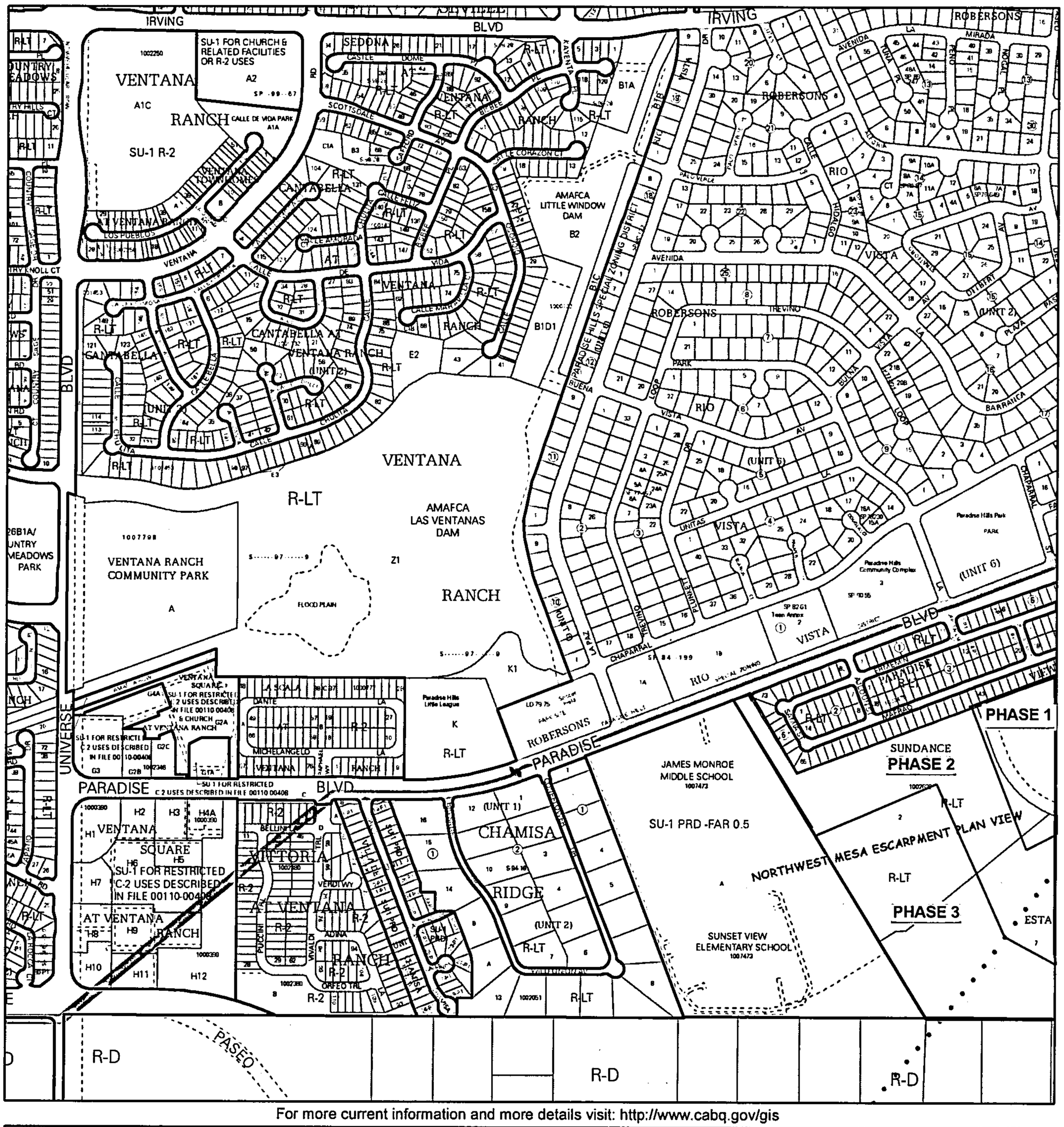
Vincent Carrica, P.E.

Enclosure/s

cc: Pierre Amestoy – Flash Resources, LLC
Maria Warren – Paradise Hills Civic Association (PHC)
Tom Anderson – Paradise Hills Civic Association (PHC)

JN: 2011005
VC/jg

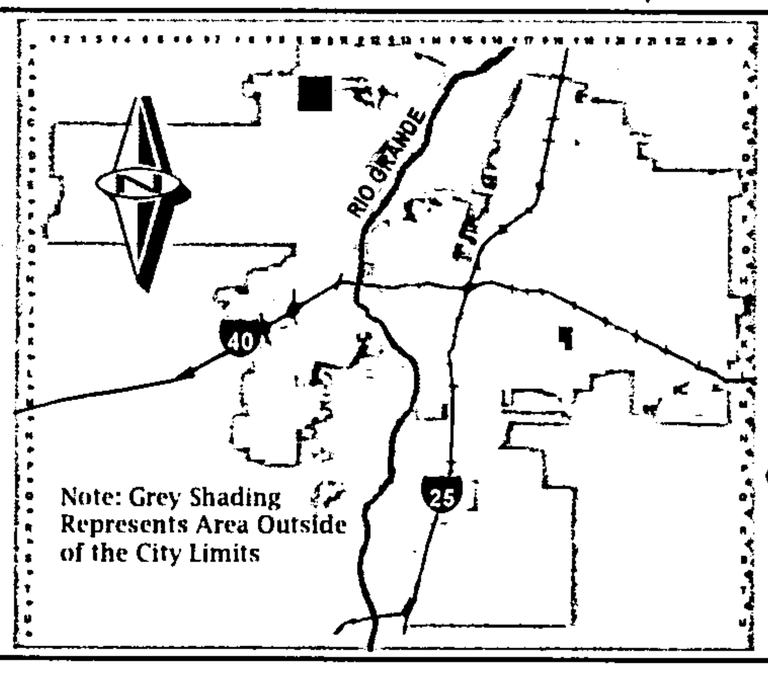
Z:\2011\2011005\Correspondence\2011005 Jack Cloud Phase 3 Preliminary Plat Ltr. 07-17-13.doc



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



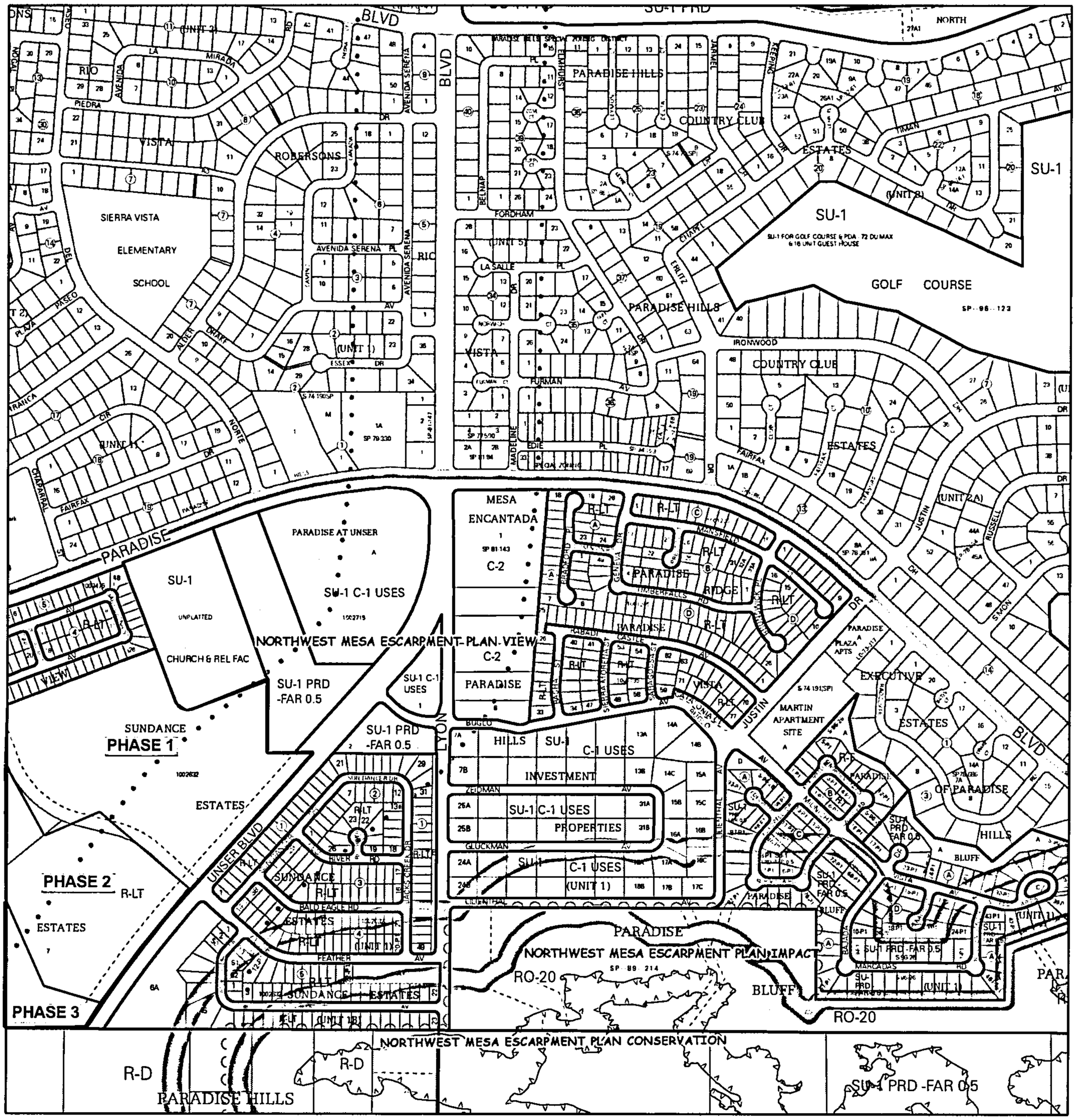
Zone Atlas Page:

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

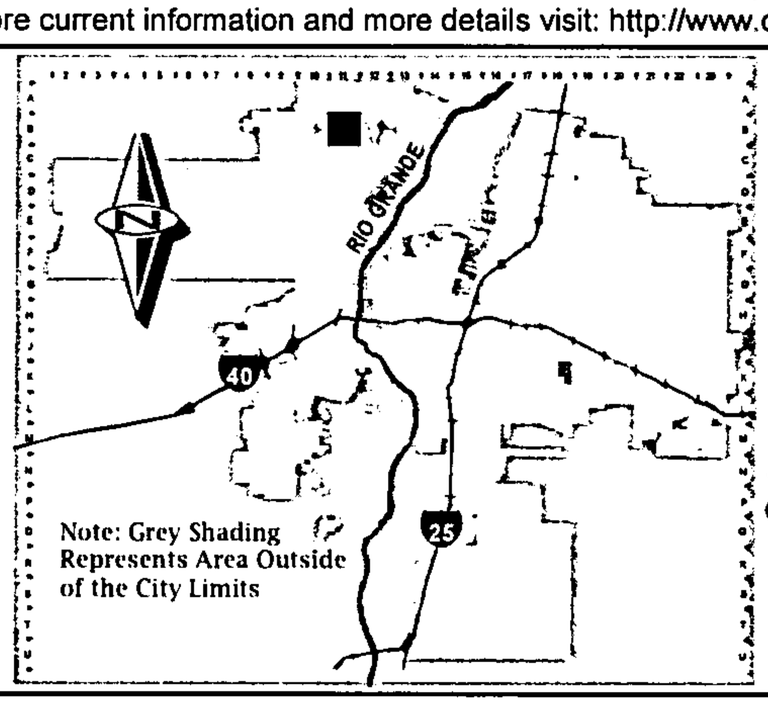
0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



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

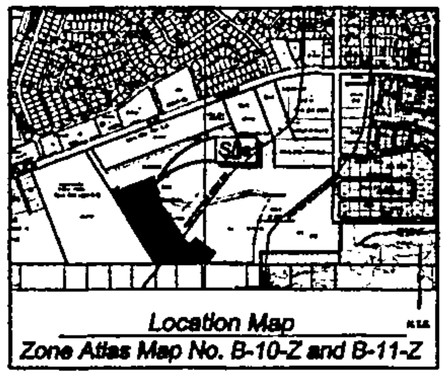
0 750 1,500 Feet

Preliminary Plat of

The Boulders Phase 3

Albuquerque, Bernalillo County, New Mexico

July 2013



Zoning Data:

CURRENT ZONING: RLT

ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-9 (A)(1)

Legal Description

TRACTS LETTERED A-1 AND B-1, OF THE BOULDERS, 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 MARCH 31, 2013, IN PLAT BOOK 2013C, PAGE 33, DOCUMENT NO. 2013039873.

Legend

- SURVEYED POINT FOUND AND VERIFIED AS SHOWN
- POINT SET BY THIS SURVEY – REBAR WITH CAP "PS 11983"
- CENTERLINE OF LINE BY ALIQUOT BISECTION TO BE REPORTED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS FROM TS MONUMENTS OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A 2 SINGLE PORTLAND (2") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKER, DO NOT DISTURB, PS 11983"
- ZONE CENTERLINE
- LOT LINE TO BE SURVEYED BY PLAT
- PROPERTY LINE
- EASEMENT LINE
- ROW LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT TO BE VACATED BY PLAT

0' 100' 200' 300'

SCALE: 1"=100'

City Surveyor Approval

APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR DATE

Owner's Signature

PRIME ASSOCIATES, LLC. 7-11-13 DATE

Solar Note:

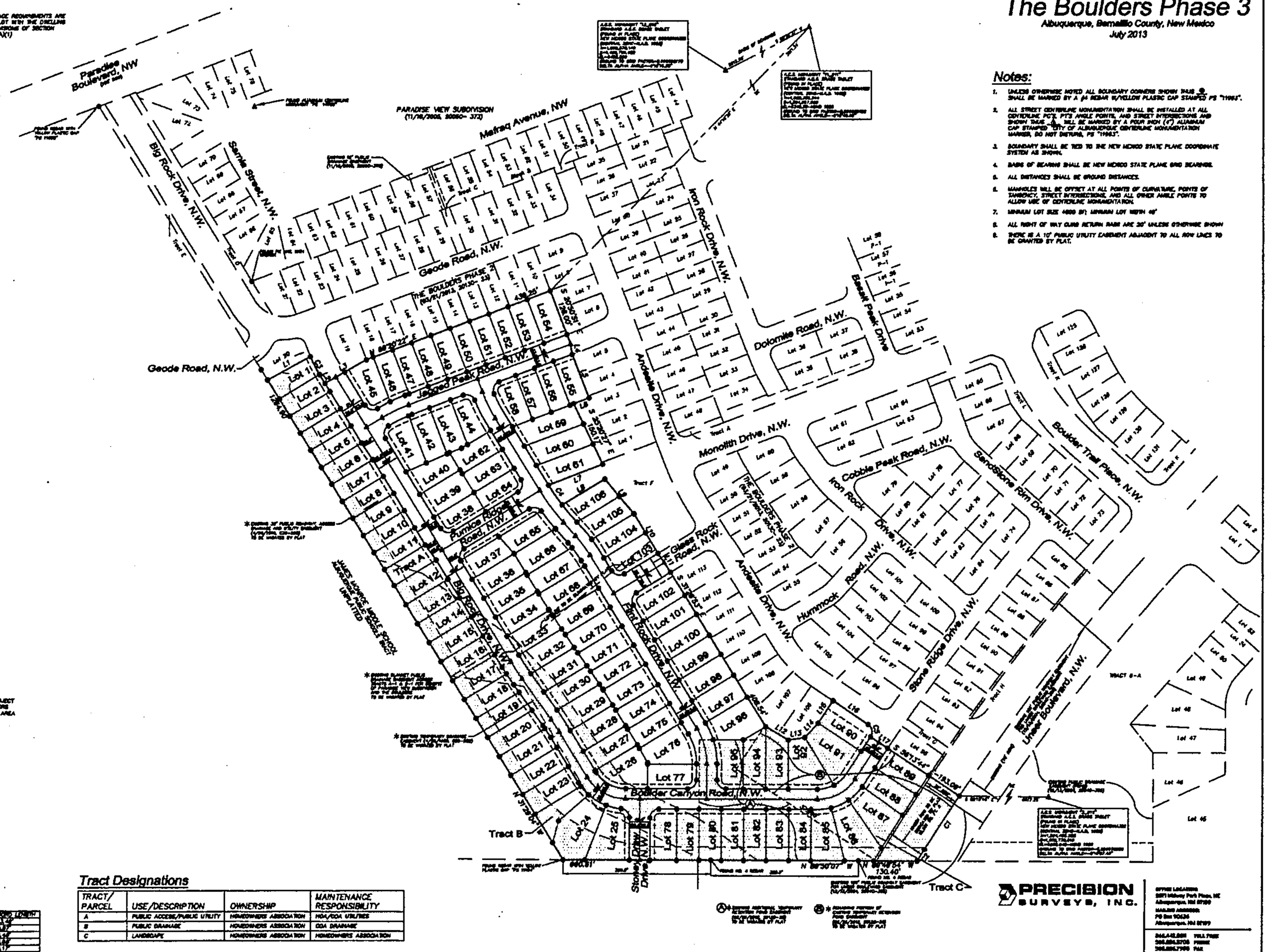
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR SHADOW AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT.

Line Table

LINE	BEARING	DISTANCE
L1	N 81°07'47" E	106.06'
L2	S 13°26'37" E	24.62'
L3	N 82°00'00" E	107.08'
L4	S 82°00'00" W	107.08'
L5	S 82°00'00" W	24.62'
L6	S 81°07'47" W	106.06'
L7	N 82°22'00" W	173.13'
L8	N 82°22'00" W	110.00'
L9	S 82°22'00" E	110.00'
L10	S 82°22'00" E	173.13'
L11	S 82°22'00" E	24.00'
L12	S 82°22'00" E	84.43'
L13	N 82°22'00" W	37.34'
L14	N 82°22'00" W	43.00'
L15	N 82°22'00" W	43.00'
L16	N 82°22'00" W	84.43'
L17	S 82°22'00" E	24.00'
L18	S 82°22'00" E	84.00'

Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	812.00'	143.43'	71.77'	10°07'11"	S 13°26'37" E	143.24'
C2	1000.00'	30.07'	15.04'	1°43'14"	S 12°54'59" E	30.07'
C3	275.00'	43.97'	22.00'	9°09'51"	S 86°47'11" E	43.92'
C4	275.00'	43.97'	22.00'	9°09'51"	S 77°37'20" E	43.92'
C5	275.00'	43.97'	22.00'	9°09'51"	S 68°27'29" E	43.92'
C6	275.00'	43.97'	22.00'	9°09'51"	S 59°17'38" E	43.92'
C7	24.00'	37.68'	24.00'	89°57'35"	S 17°58'11" E	33.91'



ALBUQUERQUE PUBLIC SCHOOLS

Capital Master Plan
Expect Great Things!

Winston Brooks
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF)
Cover Sheet

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS Capital Master Plan office. The office is located in Suite 9, 2nd Floor of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: http://apsfacilities.org/capital/map.php

Project # (if already assigned by DRB) 1002632

Please check one:

☒ Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

☐ Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

☐ Waiver/Deferral
(Must provide reason for Waiver/deferral)

Project Information

Subdivision Name The Boulders

Legal Description Tract Numbers Two (2), Three (3) and Seven (7)of the Bulk Land Plat Sundance Estates

Location of Project (address or major cross streets) Paradise Blvd. & Unser Blvd.

Proposed Number of Units 106 Single-Family ___ Multi-Family ___ Total Units

Waiver Information

Property Owner:_____Legal Description: _____Zoning: _____

Reason for Waiver/Deferral:_____

Contact Information

Name: Vince P. Carrica, PE

Company: Tierra West, LLC

Phone: 505-858-3100

E-Mail: vcarrica@tierrawestllc.com

Please include with your submittal:

☒ Zone Atlas map with the entire property (ies) precisely and clearly outlined

☒ Copy of a plat or plan for the proposed project

☐ List of new legal description (e.g. lot, block) and street address for each lot **(for final plat only)**

☒ Please include project number on the top right corner of all documents

DRB Project # 1002632 28C

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

DRB Project # 1002632

APS Cluster Cibola

- 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.

DRB 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

PLEASE NOTE: **The NA/HOA 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**

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

July 15, 2013

Jaimie Garcia
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118
E-Mail: jgarcia@tierrawestllc.com

Dear Jaime:

Thank you for your inquiry of **July 15, 2013**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) – TRACTS A-1 AND B-1 OF BULD LAND PLAT OF SUNDANCE ESTATES TBK THE BOULDERS PHASE III, 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"
Tom Anderson, 10013 Plunkett Dr. NW/87114 897-2593 (h)
Maria Warren, 5020 Russell NW/87114 440-2240 (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 NA/HOA FOR THIS PLANNING SUBMITTAL.

!!!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.

* * * \

gw

TIERRA WEST, LLC

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

July 17, 2013

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT
THE BOULDERS – PHASE 1
PROJECT # 1002632
ZONE ATLAS PAGE B-10 & B-11

Dear Mr. Cloud:

Tierra West LLC, on behalf of Flash Resources, LLC, requests a one-year extension of the Subdivision Improvements Agreement for the above-referenced project. Construction of the site is substantially complete with the exception of the construction of Unser Boulevard (southbound lanes) and minor punch list items associated with the permanent drainage pond located in Tract 6A.

Based on discussions with the City Engineer and City Attorney it is our intent to transfer the Unser improvements and the completion of the Unser drainage pond to the infrastructure list for Phase 3 of the Boulders subdivision. An application requesting approval of the preliminary plat for Phase 3 is to be submitted this week, to be heard at DRB on or near the same time this request will be heard. A Public Improvement District (PID) was created and the formation has been completed. We anticipate closing the work order for Phase 1 and Phase 2 of the Boulders Subdivision and having the City accept the work with the first funding of the PID sometime in November or December of this year.

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

Sincerely,

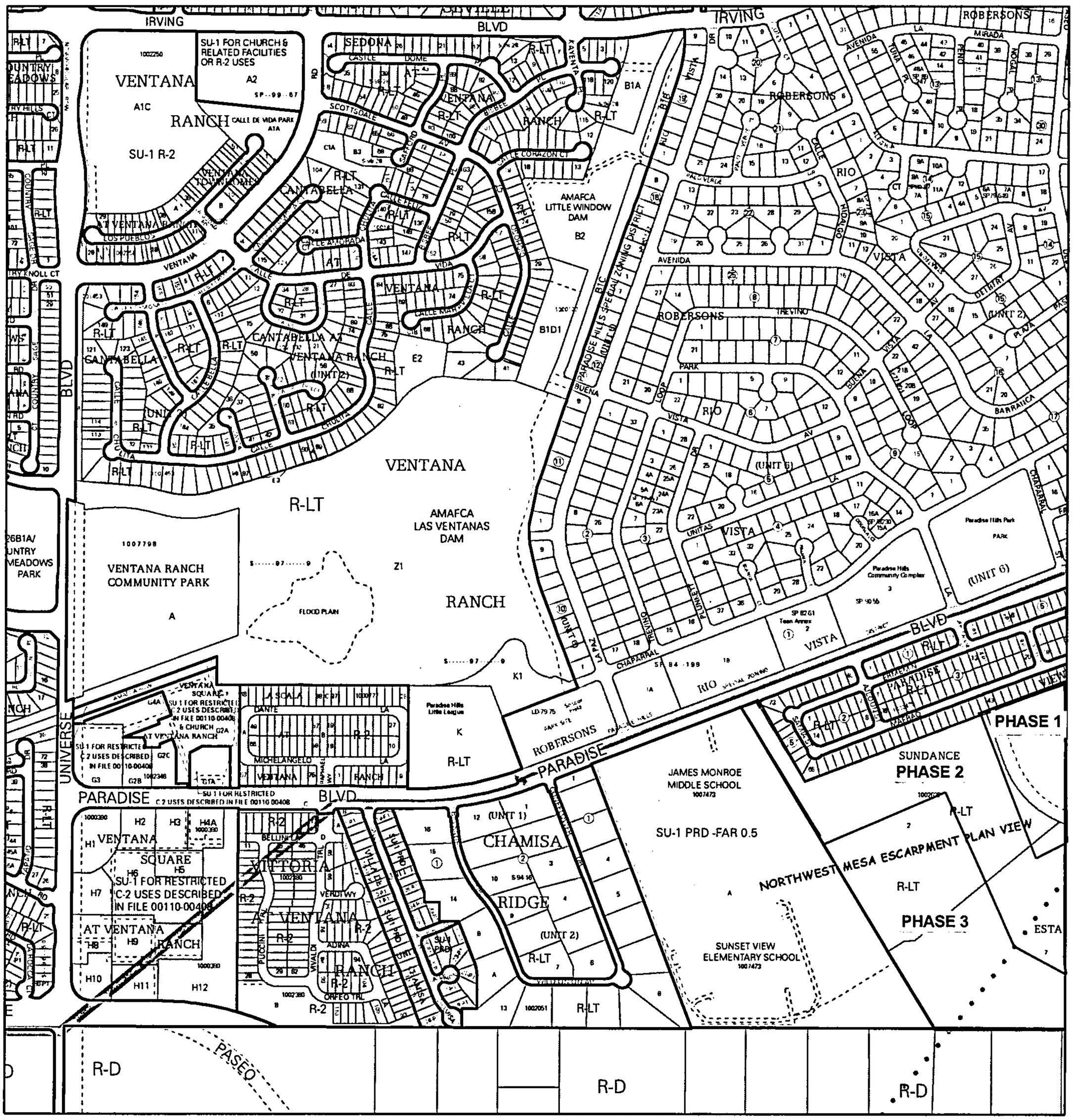
Vincent P. Carrica, P.E.

Enclosure/s

cc: Pierre Amestoy – Flash Resources, LLC
Maria Warren – Paradise Hills Civic Association (PHC)
Tom Anderson – Paradise Hills Civic Association (PHC)

JN: 2011005
VC/djb

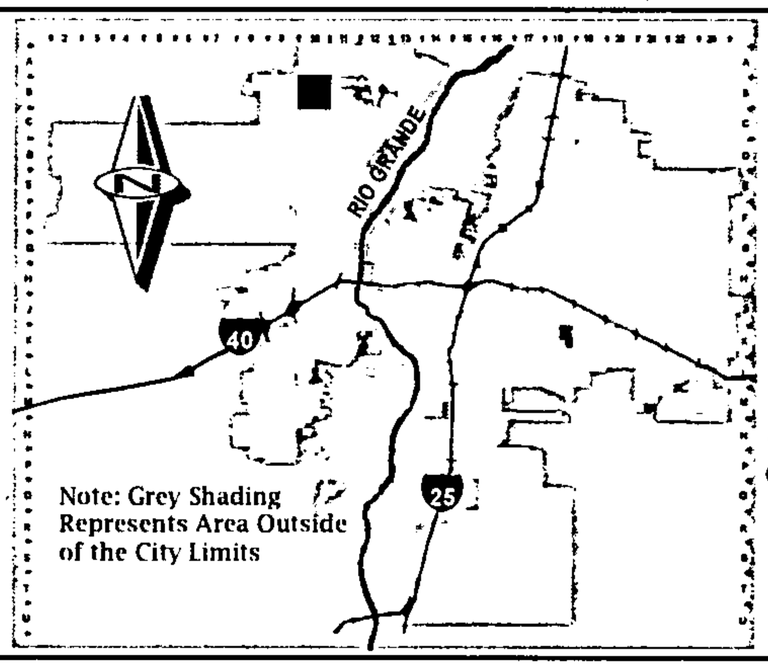
Z:\2011\2011005 The Boulders - Pierre\Correspondence\2011005 Jack Cloud SIA Extension Ltr. 07-17-13.docx



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



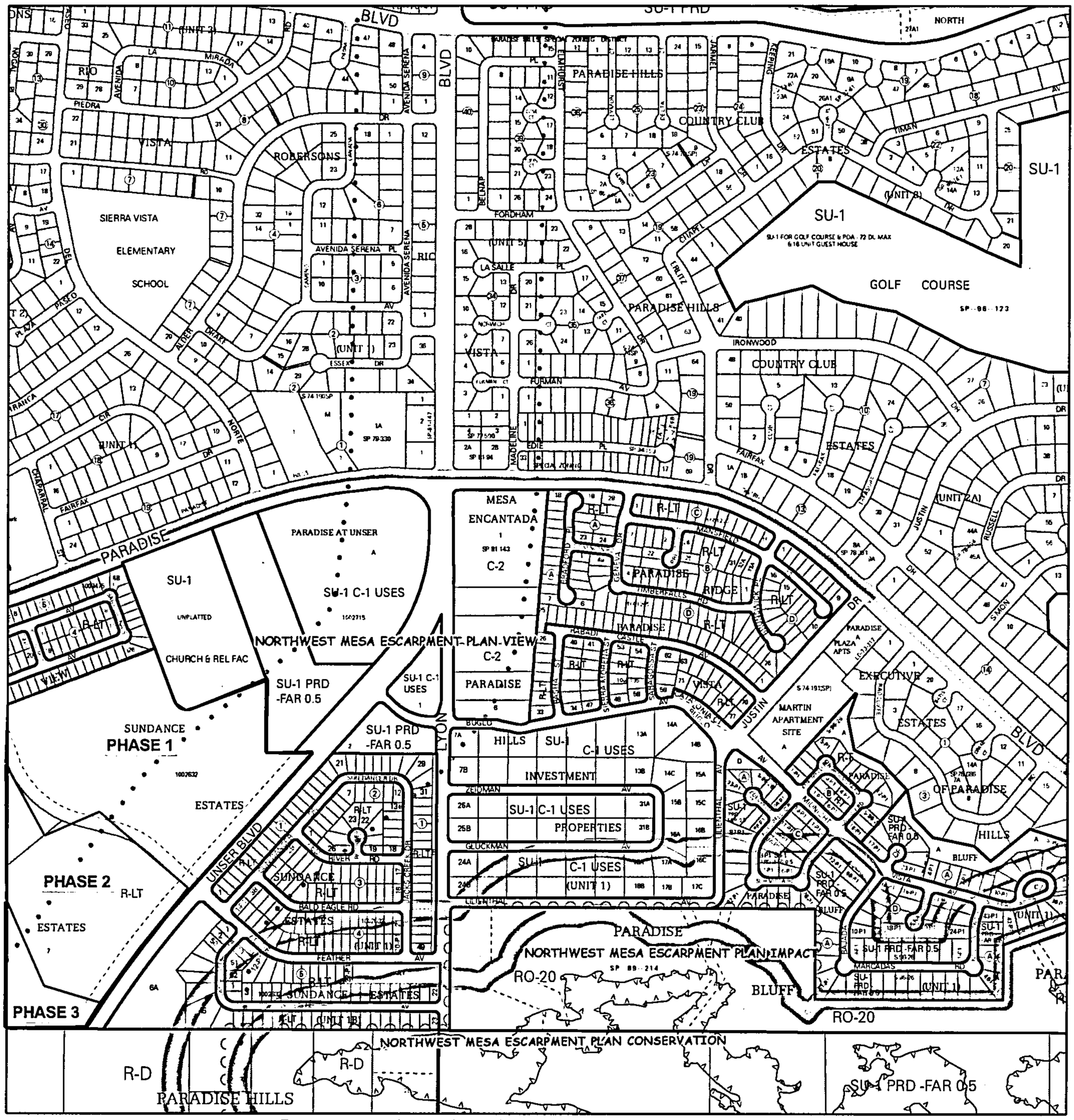
Zone Atlas Page:

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

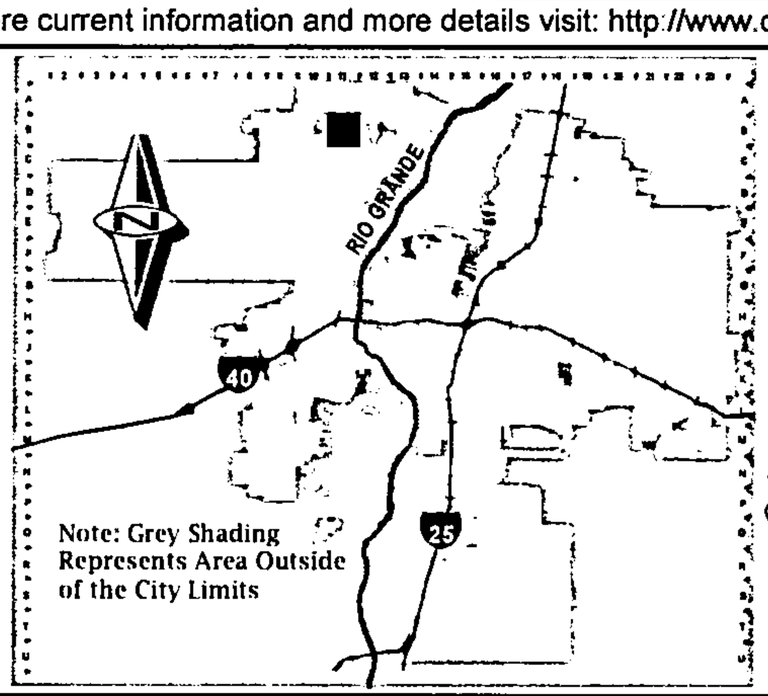
0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



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

CORRECTION STATEMENT
THE PURPOSE OF THIS CORRECTION IS TO CHANGE THE STATE OF ORGANIZATION FOR FLASH RESOURCES, LLC FROM NEW MEXICO TO NEVADA. NO OTHER CHANGES ARE MADE.

RECORDING STAMP
DOC# 2012060587
01/20/2012 08:07 AM Page: 1 of 5
PLAT R 325 B 2012C P 0028 Toulous Olivera, Bernalillo Cour

CORRECTION
Plat of

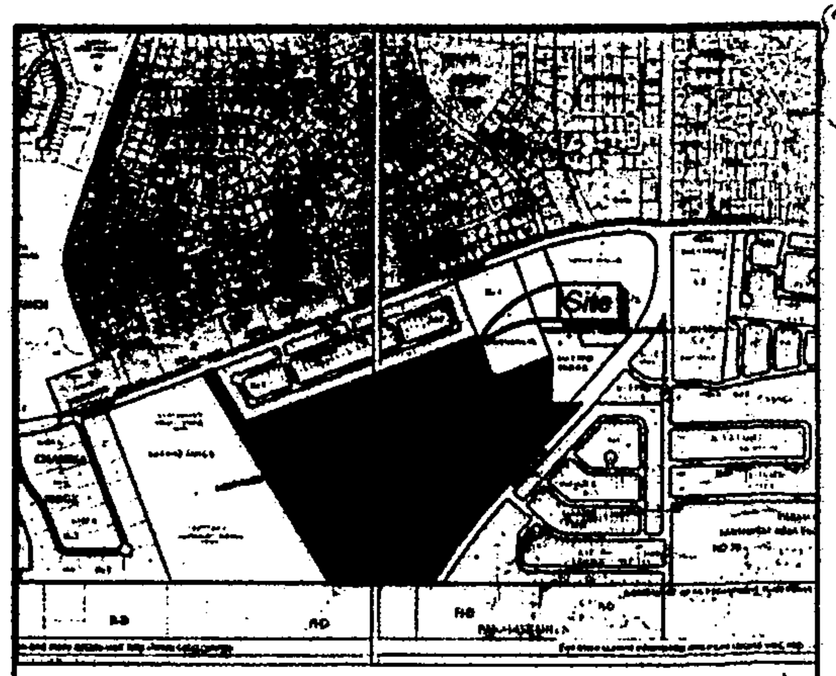
The Boulders

Albuquerque, Bernalillo County, New Mexico
December 2011

DOC# 2012020952
02/29/2012 04:05 PM Page 1 of 5
PLAT R 325 B 2012C P 0028 M Toulous Olivera, Bernalillo Cour

Project No. 1002632

Application No. 11DRB-70149



Location Map

Zone Atlas Map No. B-10-Z and B-11-Z

N.T.S.

Subdivision Data:

ZONING: RLT
GROSS SUBDIVISION ACREAGE: 73.1683 ACRES ±
ZONE ATLAS INDEX NO: B-10-Z AND B-11-Z
NO. OF TRACTS CREATED: 12
NO. OF LOTS CREATED: 132
MILES OF FULL-WIDTH STREETS CREATED: 1.1303
MILES OF HALF-WIDTH STREETS CREATED: 0.2142
DATE OF SURVEY: FEBRUARY 2011

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING THREE TRACTS INTO THELVE NEW TRACTS AND 132 NEW LOTS, ELIMINATE LOT LINES, VACATE EASEMENTS, GRANT EASEMENTS, AND DEDICATE RIGHT OF WAY.

Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. 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.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED ON NOVEMBER 03, 2011 AS DOCUMENT NO. 2011100152.

Solar Note:

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

Utility Notes

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. NEW MEXICO GAS COMPANY - FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

2. PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.

3. QWEST FOR 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 FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

DISCLAIMER
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 10 AND 11, TOWNSHIP 11 TRACTS NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF 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, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT ALSO BEING THE SOUTHEAST CORNER OF PARADISE VIEW SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 18, 2005 IN BOOK 2005C, PAGE 373, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993", FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "11_B11" BEARS N 36°21'31" E, A DISTANCE OF 2,497.42 FEET;

THENCE FROM SAID POINT OF BEGINNING, S 20°40'11" E, A DISTANCE OF 269.64 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NO. 4 REBAR;

THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 118.10 FEET, A DELTA ANGLE OF 90°13'08", A CHORD BEARING OF S 65°48'31" E, AND A CHORD LENGTH OF 106.27 FEET TO A POINT OF TANGENCY MARKED BY A FOUND NO. 4 REBAR;

THENCE N 69°16'27" E, A DISTANCE OF 424.78 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH ALUMINUM CAP "PS 5953";

THENCE S 00°14'43" W, A DISTANCE OF 382.84 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 89°42'31" E, A DISTANCE OF 244.69 FEET TO AN ANGLE POINT LYING ON THE CENTER LINE OF UNSER BOULEVARD, N.W. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID CENTERLINE FOR THE NEXT THREE COURSES S 41°56'40" W, A DISTANCE OF 1,077.44 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5124.99 FEET, AN ARC LENGTH OF 777.47 FEET, A DELTA ANGLE OF 8°41'31", A CHORD BEARING OF S 36°30'39" W, AND A CHORD LENGTH OF 776.72 FEET TO A POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 5000.13 FEET, AN ARC LENGTH OF 30.87 FEET, A DELTA ANGLE OF 0°21'13", A CHORD BEARING OF S 32°16'58" W, AND A CHORD LENGTH OF 30.87 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID CENTERLINE, N 89°49'54" W, A DISTANCE OF 130.40 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR;

THENCE N 89°50'07" W, A DISTANCE OF 660.61 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 11184";

THENCE N 31°29'04" W, A DISTANCE OF 1292.19 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 31°28'54" W, A DISTANCE OF 895.68 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF PARADISE BOULEVARD, N.W. MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 69°15'26" E, A DISTANCE OF 87.53 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 31°27'57" E, A DISTANCE OF 498.06 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER;

THENCE N 69°20'11" E, A DISTANCE OF 1973.62 FEET TO THE POINT OF BEGINNING, CONTAINING 73.1683 ACRES (3,187,210 SQUARE FEET), MORE OR LESS, NOW COMPRISING THE BOULDERS SUBDIVISION.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. 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 DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER WARRANTS THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

ASA 2/29/12

11-29-11
PIERRE AMESTOY, JR. — DATE
MANAGING MEMBER
FLASH RESOURCES, LLC
A ~~NEW MEXICO~~ (NEVADA) LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF November, 2011 BY PIERRE AMESTOY, JR., MANAGING MEMBER, FLASH RESOURCES, LLC, A ~~NEW MEXICO~~ (NEVADA) LIMITED LIABILITY COMPANY.

BY _____ NOTARY PUBLIC MY COMMISSION EXPIRES:

CYNTHIA LOUISE ABEYTA
NOTARY PUBLIC - STATE OF NEW MEXICO

Utility Approvals

Fernando Vigil — 12-1-11
PNM — DATE

12-07-2011
NEW MEXICO GAS COMPANY — DATE

Michele Ramsey — 12-12-11
QWEST TELECOMMUNICATIONS — DATE

12-05-11
COMCAST — DATE

City Approvals

GBH 2/29/12

11-29-11
CITY SURVEYOR — DATE

N/A
REAL PROPERTY DIVISION — DATE

01-18-12
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT — DATE

01/18/12
A.B.C.W.U.A. — DATE

1-18-12
PARKS AND RECREATION DEPARTMENT — DATE

1-19-12
AMAFCA — DATE

1-19-12
CITY ENGINEER — DATE

2-29-12

1-20-12
DRB CHAIRPERSON, PLANNING DEPARTMENT

TREASURER CERTIFICATE
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON PROPERTY DESCRIBED IN THE NAME OF OWNER OF RECORD
FLASH RESOURCES LLC
BERNALILLO COUNTY TREASURER'S OFFICE
1-20-12

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND 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 THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY 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.

LWM 2/29/12

11/29/2011
LARRY W. MEDRANO — DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199
866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK
OWNER FLASH RESOURCES, LLC
SECTION 10 AND 11, TOWNSHIP 11 N, RANGE 2 E,
SUBDIVISION THE BOULDERS

CORRECTION
Plat of

The Boulders

Albuquerque, Bernalillo County, New Mexico
December 2011

RECORDING STAMP
DOCN 2012005557

DOCN 2012020952
02/29/2012 04:06 PM Pages: 2 of 5
vPLAT R 526 90 B 2012C P 0026 R Toulous Olivere, Bernalillo Cour

Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C17	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C18	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C20	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C21	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C23	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C25	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C26	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C27	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C28	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C29	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C30	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C31	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C32	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C33	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C34	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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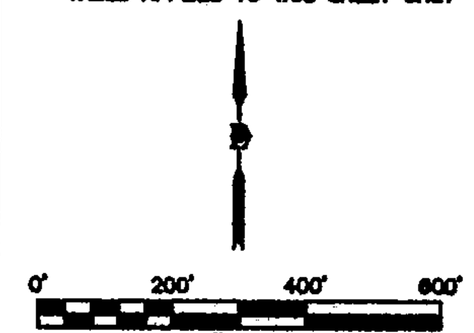
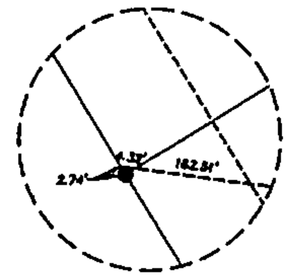
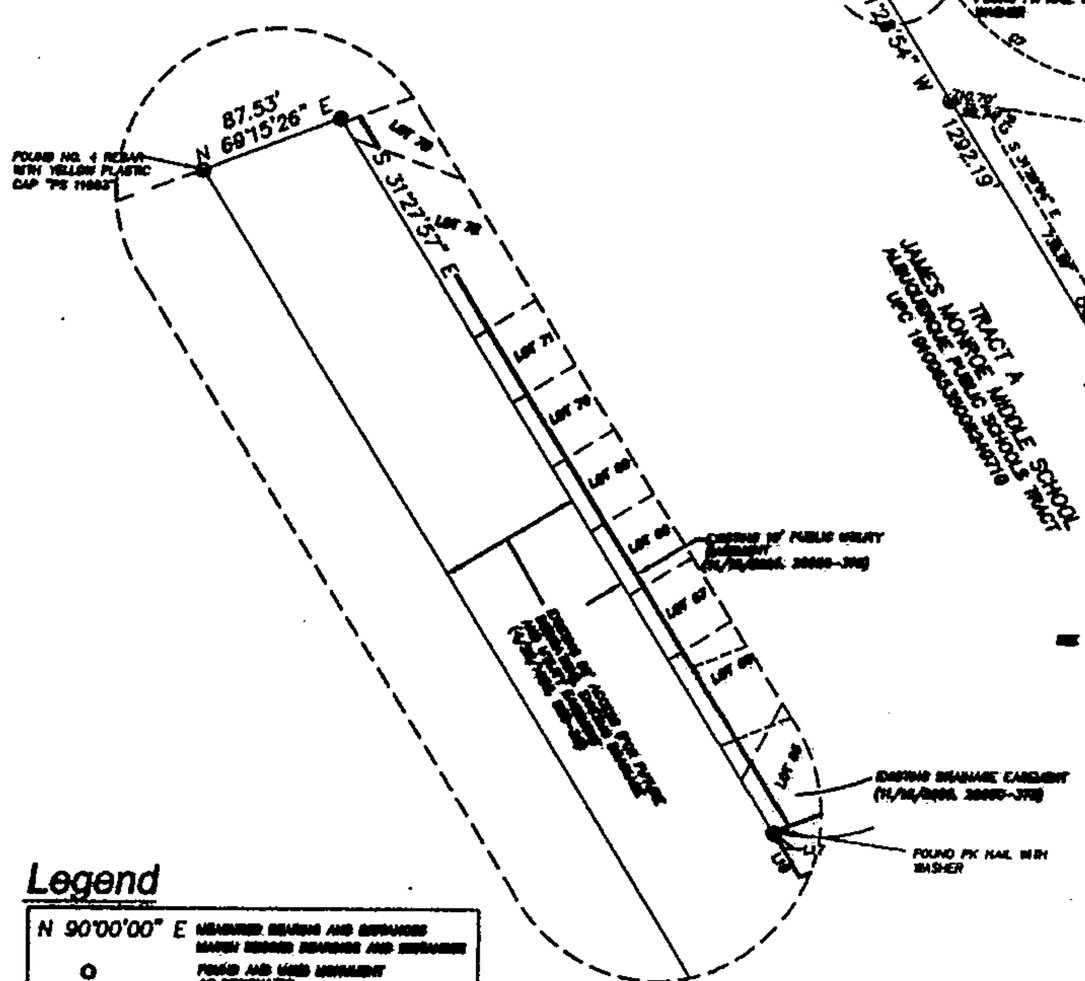
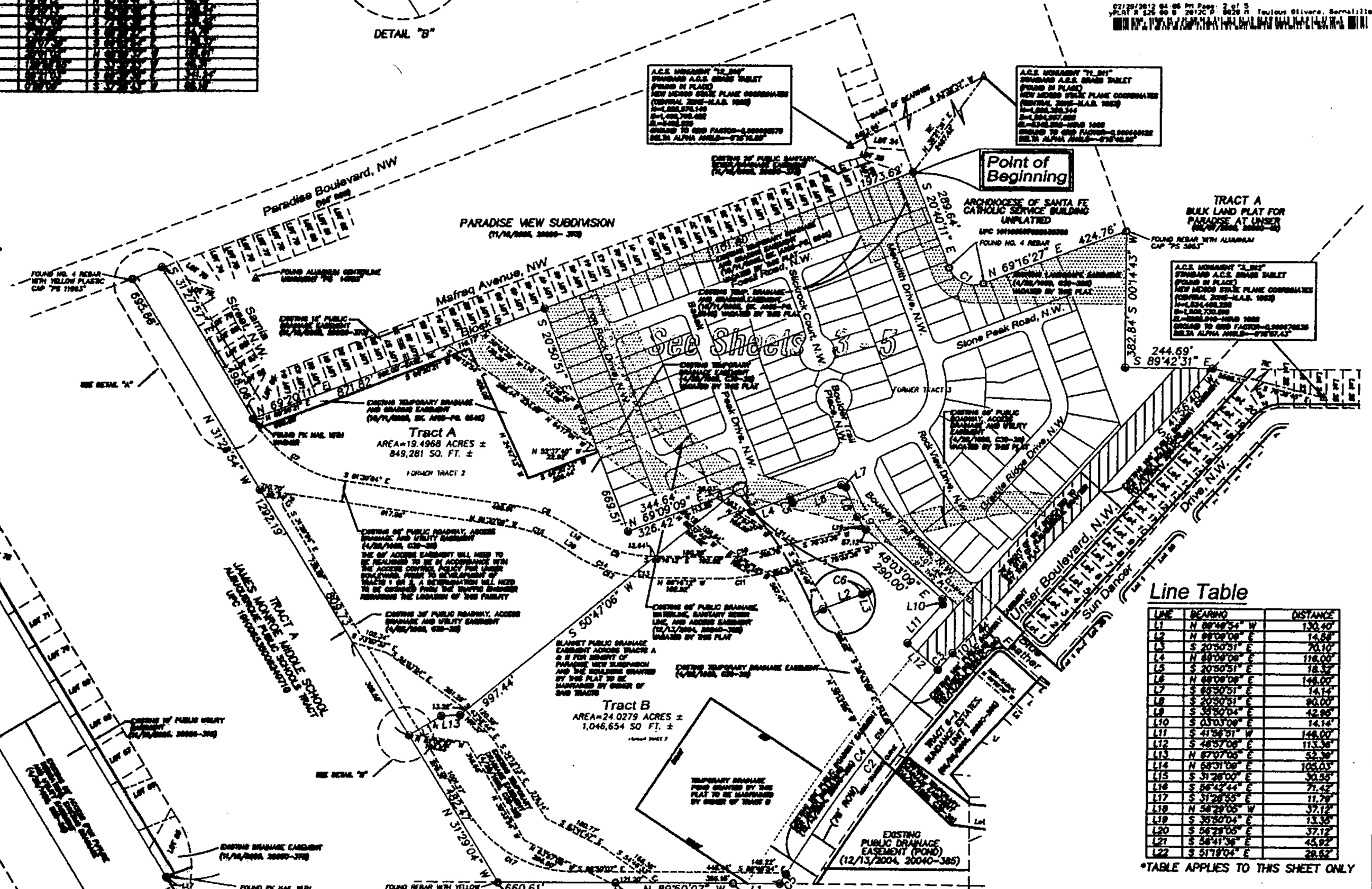
C36	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C37	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C38	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C39	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C40	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C41	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C42	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C43	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C44	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C45	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C46	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C47	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C48	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C49	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

*TABLE APPLIES TO THIS SHEET ONLY









SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES

Tract Designations

TRACT/ PARCEL	USE/DESCRIPTION	OWNERSHIP	MAINTENANCE RESPONSIBILITY
A	FUTURE DEVELOPMENT	DEVELOPER	N/A
C	PUBLIC DRAINAGE/PRIVATE LANDSCAPE	HOMEOWNERS ASSOCIATION	C.O.A. DRAINAGE/H.O.A. LANDSCAPE
D, E, F, G, I	PRIVATE LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
H	PRIVATE LANDSCAPE/PUBLIC SIDEWALK/ PUBLIC WATERLINE/P.U.E.	HOMEOWNERS ASSOCIATION	H.O.A./A.B.C.W.U.A./C.O.A.

RECORDING STAMP

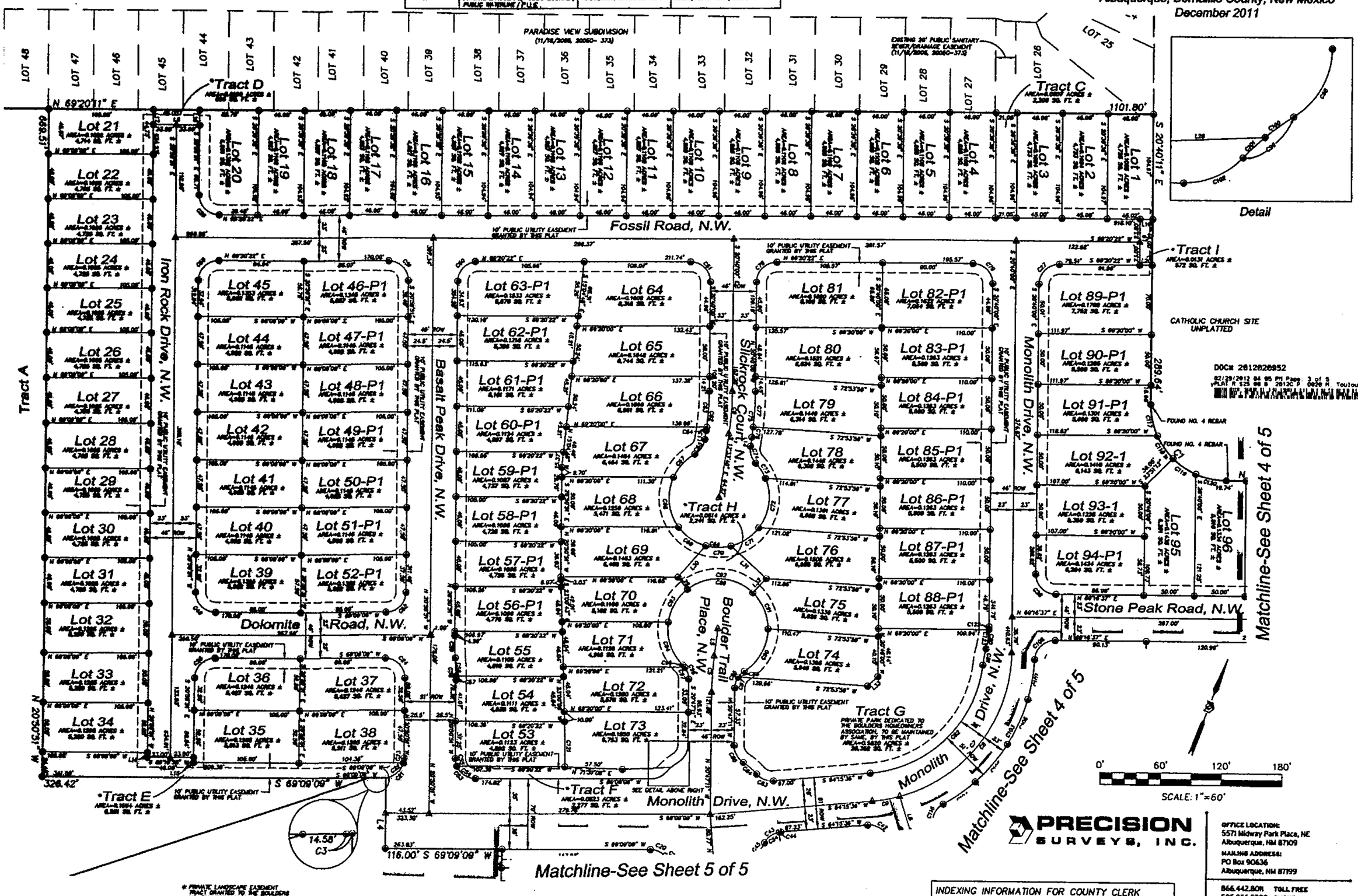
DOC# 2012060557

01/20/2012 08:07:00 AM Page: 3 of 5
PLAT R $25.00 B: 2012C P: 0060 M: Toulous Olivere, Bernalillo Cour

CORRECTION
Plat of

The Boulders

Albuquerque, Bernalillo County, New Mexico
December 2011



DOC# 2012020952

02/29/2012 04:05 PM Page: 3 of 5
PLAT R $25.00 B: 2012C P: 0020 M: Toulous Olivere, Bernalillo Cour

PRECISION SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109

MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
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INDEXING INFORMATION FOR COUNTY CLERK
OWNER FLASH RESOURCES, LLC
SECTION 10 AND 11, TOWNSHIP 11 N, RANGE 2 E
SUBDIVISION THE BOULDERS

PSI JOB NO. 11201.19

CORRECTION
Plat of

The Boulders

Albuquerque, Bernalillo County, New Mexico
December 2011

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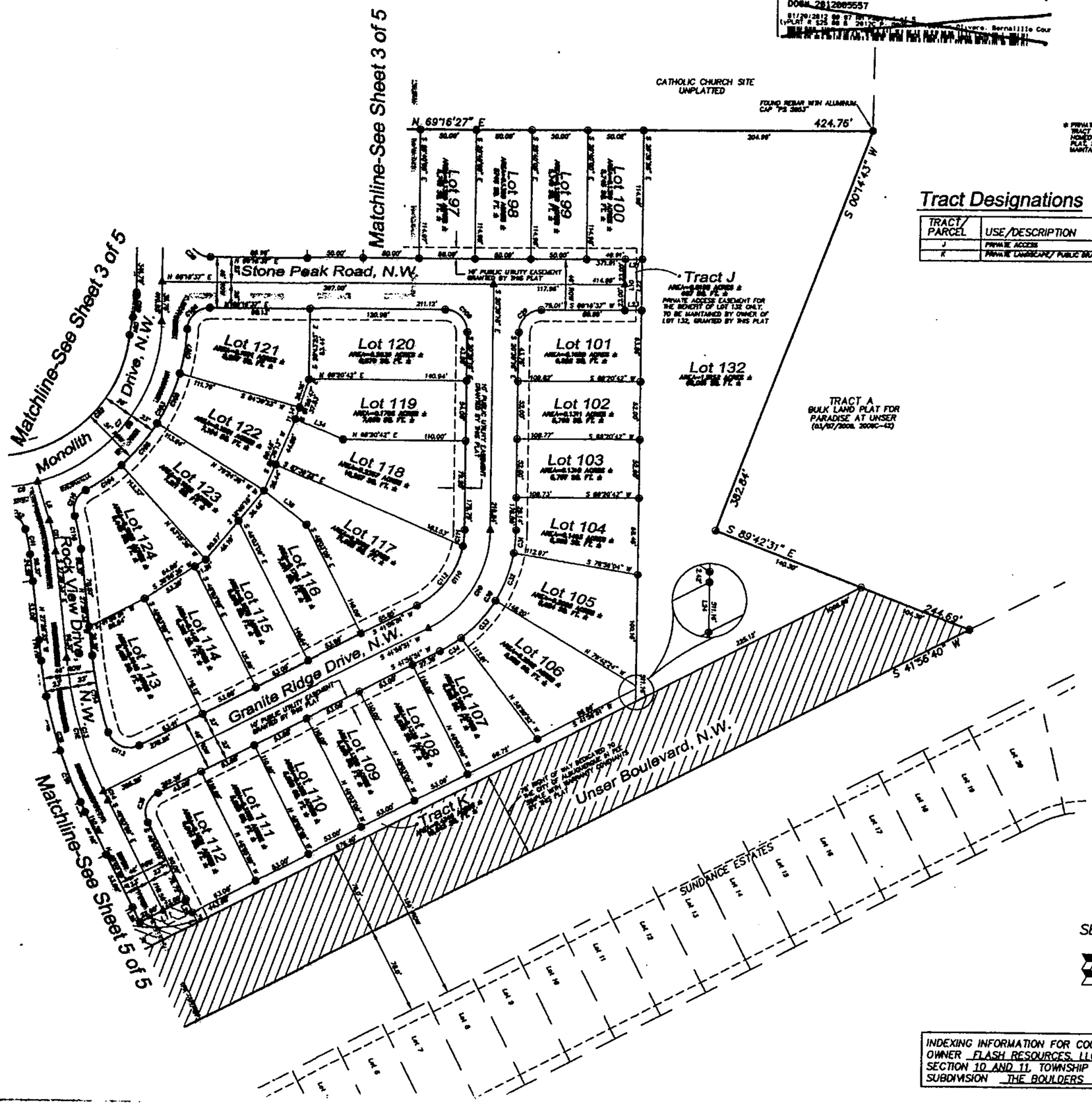
DOCN 2012005557
01/20/2012 08 07 AM Page: 1 of 5
PLAT R $25.00 B 2013C P 0028 Toulous Olivere, Bernalillo Cou

DOCN 2012020952
02/29/2012 04 05 PM Page: 4 of 5
PLAT R $25.00 B 2013C P 0028 Toulous Olivere, Bernalillo Cou

* PRIVATE LANDSCAPE EASEMENT TRACT GRANTED TO THE BOULDERS HOMEOWNERS ASSOCIATION BY THIS PLAT. SAID EASEMENT TO BE MAINTAINED BY SAME.



Tract Designations

TRACT/ PARCEL	USE/DESCRIPTION	OWNERSHIP	MAINTENANCE RESPONSIBILITY
J	PRIVATE ACCESS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
K	PRIVATE LANDSCAPE/ PUBLIC DRAINAGE/PUBLIC SIDEWALK/PUBLIC SANITARY SEWER	HOMEOWNERS ASSOCIATION	H.O.A./C.O.A./A.M.C.W.U.A.

NOTE

Pursuant to Section 7 of the City of Albuquerque, New Mexico subdivision ordinance, a variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with Tract B of this plat.

Future subdivision of lands within Tract B of this plat, zoning site development plan approvals and development permits may be conditioned upon dedication of rights-of-way and easements and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats and/or site development plans are approved.

By its approval, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items:

1. Water and sanitary sewer availability
2. Future street dedications and/or improvements
3. Park and open space requirements
4. Drainage requirements and/or improvements
5. Excavation, filling or grading requirements

Any person intending development of lands within Tract B of this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within Tract B of the subject subdivision.

0' 60' 120' 180'
SCALE: 1"=60'

SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES

INDEXING INFORMATION FOR COUNTY CLERK
OWNER FLASH RESOURCES, LLC
SECTION 10 AND 11, TOWNSHIP 11 N, RANGE 2 E,
SUBDIVISION THE BOULDERS

PRECISION SURVEYS, INC.
OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
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PSI JOB NO. 112013P

DOCN 2012020952

02/29/2012 04:05 PM Page 5 of 5
VPLAT R 525 96 5 2012C P 0020 M Toulous Olivera, Bernalillo Cou

RECORDING STAMP

DOCN 2012005557

01/20/2012 08:07 AM Page 1 of 5
VPLAT R 525 96 5 2012C P 0005 M Toulous Olivera, Bernalillo Cou

CORRECTION
Plat of

The Boulders

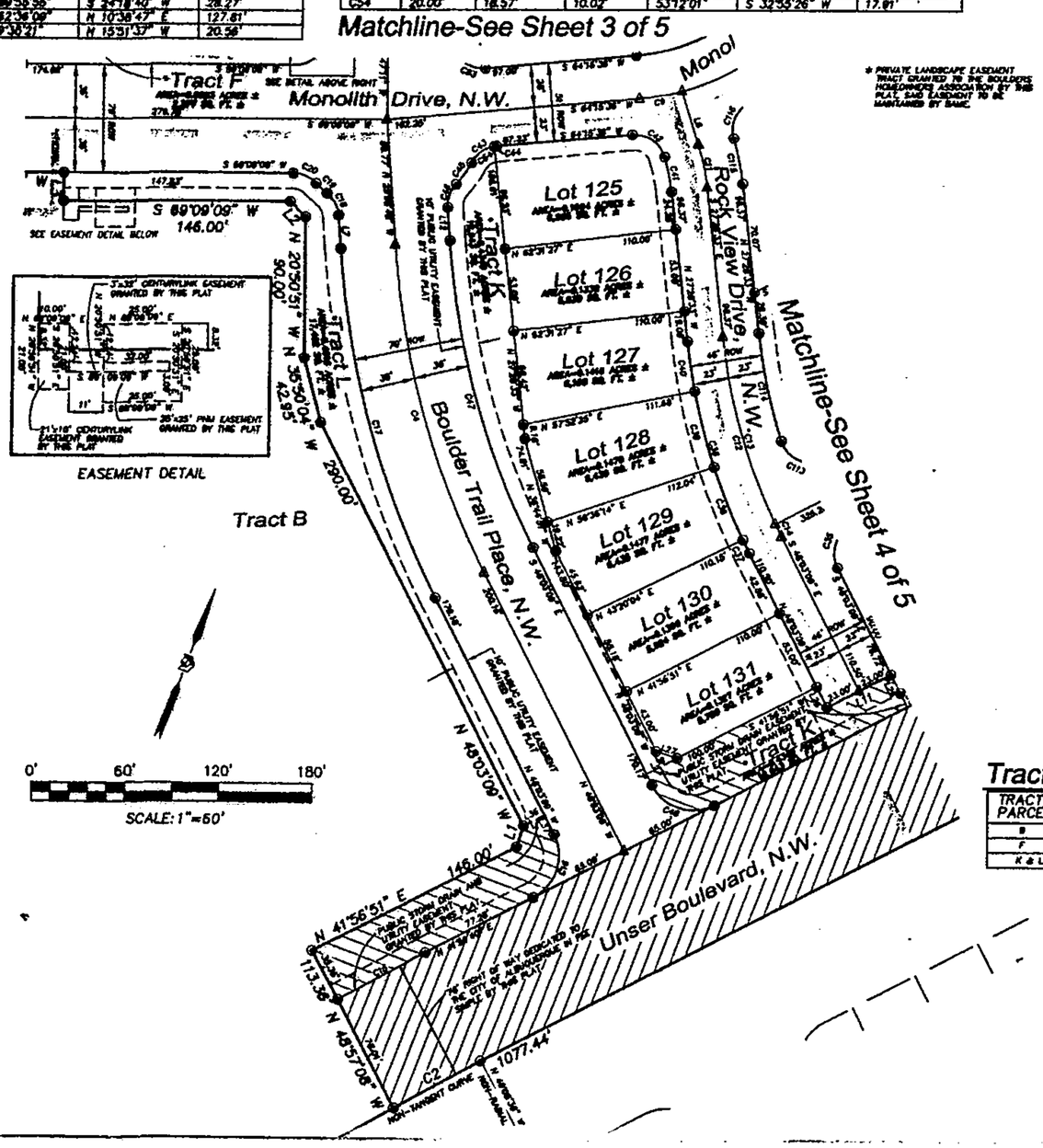
Albuquerque, Bernalillo County, New Mexico
December 2011

Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.00'	118.18'	75.29'	90°13'09"	S 65°46'31" E	106.27'
C2	5124.99'	62.71'	31.36'	0°42'04"	S 40°30'22" W	62.71'
C3	25.00'	1.98'	0.99'	4°41'28"	N 66°18'23" E	1.98'
C4	550.00'	218.88'	111.43'	22°54'21"	S 38°35'59" E	218.42'
C5	300.00'	36.23'	18.14'	6°55'11"	S 37°19'35" E	36.21'
C6	300.00'	42.44'	21.26'	8°06'20"	N 16°36'50" W	42.41'
C7	150.00'	222.34'	137.27'	84°56'36"	N 21°47'48" E	202.54'
C8	150.00'	194.65'	113.78'	74°31'05"	N 18°30'32" E	181.26'
C9	150.00'	27.69'	13.88'	10°34'31"	N 56°38'20" E	27.65'
C10	100.00'	106.38'	60.80'	61°36'06"	N 10°38'47" E	101.91'
C11	150.00'	28.37'	14.23'	10°50'05"	N 32°53'35" W	28.32'
C12	375.00'	134.67'	68.07'	20°34'36"	S 37°45'51" E	133.95'
C13	375.00'	125.48'	63.32'	19°10'02"	S 37°03'34" E	124.86'
C14	375.00'	8.23'	4.61'	1°24'36"	S 47°20'52" E	8.23'
C15	8202.98'	63.19'	31.60'	0°41'45"	S 40°31'01" W	63.19'
C16	30.00'	47.12'	30.00'	89°59'48"	N 03°03'14" W	42.43'
C17	365.00'	233.67'	118.52'	36°41'21"	S 38°35'59" E	232.32'
C18	20.00'	18.46'	9.74'	47°14'01"	N 46°46'48" W	16.02'
C19	61.00'	8.33'	4.68'	8°45'56"	S 67°58'48" E	8.32'
C20	20.00'	18.98'	9.74'	47°14'01"	N 87°13'51" W	18.02'
C21	20.00'	28.43'	16.11'	84°18'31"	N 21°16'25" E	26.05'
C22	20.00'	26.35'	15.49'	75°31'21"	N 31°23'29" E	24.49'
C23	20.00'	5.05'	2.54'	14°28'39"	N 13°39'31" W	5.04'
C24	20.00'	31.42'	20.00'	90°00'00"	N 85°50'51" W	28.28'
C25	20.00'	31.42'	20.00'	90°00'00"	S 24°09'09" W	28.28'
C26	20.00'	31.35'	19.93'	89°48'47"	S 65°45'15" E	28.24'
C27	20.00'	31.42'	20.00'	90°00'22"	S 24°20'11" W	28.28'
C28	20.00'	31.44'	20.02'	90°03'22"	S 65°41'41" E	28.30'
C29	20.00'	31.38'	19.98'	89°36'56"	S 24°18'40" W	28.27'
C30	123.00'	134.38'	74.79'	62°36'09"	N 10°38'47" E	127.81'
C31	123.00'	20.58'	10.32'	9°35'21"	N 15°51'37" W	20.56'
C32	123.00'	45.85'	23.20'	21°21'32"	N 00°23'10" W	45.59'
C33	123.00'	45.85'	23.20'	21°21'32"	N 20°58'22" E	45.59'
C34	123.00'	22.10'	11.06'	10°17'43"	N 36°48'00" E	22.07'
C35	20.00'	31.42'	20.00'	90°00'00"	S 03°03'09" E	28.28'
C36	398.00'	142.93'	72.25'	20°34'36"	S 37°45'51" E	142.17'
C37	398.00'	9.63'	4.82'	12°31'3"	S 47°21'33" E	9.63'
C38	398.00'	50.50'	25.28'	7°16'11"	S 43°01'51" E	50.46'
C39	398.00'	50.50'	25.28'	7°16'11"	S 35°45'40" E	50.46'
C40	398.00'	32.30'	16.16'	4°39'02"	S 29°48'04" E	32.30'
C41	127.00'	23.06'	11.57'	10°24'43"	N 32°40'54" W	23.06'
C42	20.00'	27.18'	16.15'	77°51'09"	N 76°48'50" W	25.13'
C43	20.00'	20.22'	11.07'	57°56'10"	S 35°17'30" W	19.37'
C44	20.00'	1.65'	0.83'	4°44'09"	S 61°53'31" W	1.65'
C45	61.00'	16.78'	8.44'	15°45'47"	N 14°12'19" E	16.73'
C46	20.00'	18.49'	9.74'	47°14'01"	S 01°31'48" E	18.02'
C47	515.00'	205.89'	104.34'	22°54'21"	S 36°35'59" E	204.52'
C48	30.00'	47.13'	30.00'	90°00'11"	N 86°56'46" E	42.43'
C49	20.00'	31.42'	20.00'	90°00'00"	S 65°50'51" E	28.28'
C50	20.00'	31.48'	20.07'	90°11'13"	S 24°14'45" W	28.33'
C51	20.00'	31.36'	19.93'	89°48'47"	N 65°45'15" W	28.24'
C52	20.00'	31.42'	20.00'	90°00'00"	N 24°09'09" E	28.28'
C53	20.00'	31.42'	20.00'	90°00'00"	S 65°50'51" E	28.28'
C54	20.00'	18.57'	10.02'	53°12'01"	S 32°35'26" W	17.91'
C55	20.00'	23.46'	13.29'	67°11'45"	S 77°14'58" E	22.13'
C56	20.00'	7.96'	4.03'	22°48'15"	S 32°14'58" E	7.91'
C57	250.00'	22.37'	11.19'	5°07'35"	N 23°24'38" W	22.36'
C58	250.00'	3.93'	1.97'	0°54'03"	N 21°17'53" W	3.93'
C59	250.00'	18.44'	9.22'	4°13'32"	N 23°51'40" W	18.43'
C60	250.00'	22.37'	11.19'	5°07'35"	S 23°24'38" E	22.36'
C61	20.00'	31.48'	20.07'	90°11'13"	S 24°14'45" W	28.33'
C62	20.00'	31.41'	20.00'	89°59'38"	N 65°39'49" W	28.28'
C63	277.00'	39.19'	19.63'	8°06'20"	N 16°36'50" W	39.15'
C64	277.00'	35.89'	17.97'	7°25'25"	N 16°57'17" W	35.87'
C65	277.00'	3.30'	1.65'	0°40'54"	N 12°54'08" W	3.30'
C66	20.00'	18.19'	9.78'	52°08'00"	N 13°29'20" E	17.57'
C67	50.00'	248.01'	38.92'	284°12'00"	N 77°26'20" E	61.43'
C68	50.00'	31.82'	16.47'	36°27'33"	S 21°16'33" W	31.28'
C69	50.00'	52.73'	29.11'	60°25'26"	S 27°07'57" E	50.32'
C70	50.00'	25.37'	12.96'	29°04'18"	N 69°34'56" E	25.10'
C71	50.00'	33.63'	17.48'	38°32'15"	N 35°48'39" E	33.00'
C72	50.00'	52.47'	28.94'	60°07'42"	N 13°33'20" W	50.10'
C73	50.00'	18.36'	9.29'	21°02'29"	N 54°08'25" W	18.26'
C74	20.00'	18.19'	9.78'	52°06'00"	S 38°36'40" E	17.57'
C75	323.00'	45.89'	22.89'	8°06'20"	N 16°36'50" W	45.86'
C76	323.00'	10.10'	5.05'	1°47'30"	N 13°27'25" W	10.10'
C77	323.00'	35.59'	17.82'	6°18'50"	N 17°30'35" W	35.58'
C78	20.00'	31.42'	20.00'	90°00'22"	S 24°20'11" W	28.29'
C79	20.00'	31.41'	20.00'	89°39'38"	N 65°39'49" W	28.28'
C80	90.00'	22.47'	11.29'	14°18'10"	N 13°30'55" W	22.41'
C81	110.00'	16.27'	8.15'	8°28'29"	S 10°36'05" E	16.26'
C82	122.00'	168.42'	100.75'	79°05'55"	N 24°42'38" E	155.37'
C83	20.00'	18.73'	10.12'	53°39'32"	S 88°54'39" E	18.05'
C84	61.00'	17.72'	8.92'	16°38'28"	N 70°24'07" W	17.65'
C85	20.00'	20.22'	11.07'	57°56'10"	S 49°45'18" E	19.37'
C86	20.00'	20.10'	10.99'	57°35'07"	S 08°00'23" W	19.27'
C87	20.00'	11.56'	5.95'	33°07'13"	S 04°13'35" E	11.40'
C88	20.00'	8.54'	4.34'	24°28'00"	S 24°33'57" W	8.48'
C89	50.00'	247.62'	39.24'	283°45'17"	S 74°55'18" W	61.73'
C90	50.00'	50.31'	27.52'	57°38'55"	N 07°38'29" E	48.21'
C91	50.00'	40.54'	21.46'	46°27'00"	N 44°04'28" W	39.43'
C92	50.00'	71.21'	43.16'	81°36'22"	S 71°33'51" W	65.35'
C93	50.00'	38.80'	20.43'	44°27'24"	S 08°51'58" W	37.83'
C94	50.00'	46.77'	25.25'	53°35'36"	S 40°09'32" E	45.08'
C95	20.00'	16.12'	8.52'	46°10'10"	N 43°52'16" W	15.68'
C96	20.00'	3.34'	1.68'	9°34'42"	N 62°09'59" W	3.34'
C97	20.00'	12.77'	6.61'	36°35'28"	N 38°04'55" W	12.56'
C98	20.00'	20.22'	11.07'	57°56'10"	N 08°10'54" E	19.37'
C99	61.00'	16.22'	8.18'	15°13'51"	S 29°32'04" W	16.17'
C100	61.00'	8.78'	4.40'	8°14'40"	S 33°01'39" W	8.77'
C101	61.00'	7.44'	3.72'	6°59'11"	S 25°24'44" W	7.43'
C102	20.00'	16.49'	8.74'	47°14'01"	N 45°32'09" E	16.02'
C103	173.00'	177.96'	97.76'	58°56'20"	N 10°58'22" E	170.22'
C104	173.00'	39.09'	19.63'	12°56'41"	N 33°56'12" E	39.00'
C105	173.00'	49.17'	24.75'	16°17'00"	N 19°19'21" E	49.00'
C106	173.00'	49.31'	24.82'	16°19'46"	N 03°00'58" E	49.14'
C107	173.00'	40.40'	20.29'	13°22'53"	N 11°50'21" W	40.31'
C108	20.00'	30.65'	19.25'	87°46'25"	S 25°22'25" W	27.74'
C109	20.00'	31.44'	20.02'	90°04'09"	N 65°41'20" W	28.30'
C110	77.00'	84.13'	46.82'	62°36'09"	N 10°38'47" E	80.01'
C111	77.00'	14.62'	7.33'	10°52'39"	N 15°12'58" W	14.60'
C112	77.00'	69.51'	37.33'	51°43'30"	N 16°05'06" E	67.16'
C113	20.00'	34.58'	23.44'	99°03'02"	S 88°31'38" E	30.43'
C114	352.00'	70.81'	35.53'	11°31'35"	S 33°14'20" E	70.69'
C115	173.00'	29.96'	15.02'	9°55'19"	N 32°26'12" W	29.92'
C116	20.00'	27.16'	16.14'	77°48'24"	S 01°30'20" W	25.12'
C117	75.00'	32.31'	16.41'	24°41'10"	S 33°00'31" E	32.06'
C118	75.00'	27.22'	13.76'	20°47'44"	S 55°44'58" E	27.07'
C119	75.00'	27.44'	13.88'	20°37'59"	S 76°37'48" E	27.29'
C120	75.00'	31.12'	15.79'	23°46'17"	N 81°00'03" E	30.89'
C121	1128.00'	45.01'	22.51'	2°17'10"	N 21°36'35" W	45.01'
C122	90.00'	3.21'	1.60'	2°02'29"	N 19°38'45" W	3.21'
C123	90.00'	19.26'	9.67'	12°15'40"	N 12°29'41" W	19.22'

Line Table

LINE	BEARING	DISTANCE
L1	S 03°03'09" E	14.14'
L2	S 65°56'51" E	14.14'
L3	S 20°50'51" E	18.32'
L4	S 20°50'51" E	70.10'
L5	S 13°52'00" E	27.32'
L6	N 38°18'39" W	36.29'
L7	S 25°08'48" E	21.30'
L8	S 69°13'46" W	46.00'
L9	N 20°38'38" W	46.00'
L10	N 20°43'23" W	46.00'
L11	N 41°56'51" E	46.00'
L12	N 25°08'48" W	21.30'
L13	S 12°33'40" E	8.03'
L14	S 12°33'40" E	8.03'
L15	S 20°50'51" E	4.86'
L16	S 20°50'51" E	4.48'
L17	N 20°50'51" W	14.86'
L18	S 20°50'51" E	15.28'
L19	N 69°20'22" E	12.44'
L20	N 69°20'22" E	12.48'
L21	N 69°16'37" E	14.87'
L22	S 20°38'28" E	46.00'
L23	N 69°16'37" E	14.88'
L24	S 20°38'28" E	11.29'
L25	N 49°03'09" W	13.28'
L26	N 49°03'09" W	14.81'
L27	N 66°56'50" E	14.14'
L28	N 66°37'47" E	48.52'
L29	S 56°54'20" E	15.39'
L30	S 20°18'16" W	41.73'
L31	S 66°25'37" E	48.14'
L32	S 22°42'02" W	18.34'
L33	N 26°08'39" E	13.70'
L34	N 87°24'47" W	46.74'
L35	N 72°36'28" W	48.01'
L36	N 41°56'51" E	18.00'
L37	S 48°03'09" E	13.78'
L38	S 41°56'51" W	22.00'
L39	S 48°03'20" E	10.04'



* PRIVATE LANDSCAPE EASEMENT TRACT GRANTED TO THE BOULDERS HOMEOWNERS ASSOCIATION BY THIS PLAT. SAID EASEMENT TO BE MAINTAINED BY SAME.

Tract Designations

TRACT/ PARCEL	USE/DESCRIPTION	OWNERSHIP	MAINTENANCE RESPONSIBILITY
B	FOR FUTURE DEVELOPMENT	DEVELOPER	N/A
F	PRIVATE LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
K & L	PRIVATE LANDSCAPE/ PUBLIC DRAINAGE/PUBLIC SIDEWALK/PUBLIC SANITARY SEWER	HOMEOWNERS ASSOCIATION	H.O.A./C.O.A./A.B.C.W.U.A.

PRECISION SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK
OWNER FLASH RESOURCES, LLC
SECTION 10 AND 11, TOWNSHIP 11 N, RANGE 2 E
SUBDIVISION THE BOULDERS

PSI JOB NO. 112013P

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 11, 2011

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, 5/4/11]*

At the May 11, 2011 Development Review Board meeting, the preliminary plat was approved based on the approved grading plan stamp dated 5/6/11. The Notice of subdivision conditions must be continued on tract B on the Final Plat. Right-of-way conditions and hatching on the Final Plat must be addressed. The conditions of final plat still apply. 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 approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.) The tempororay deferral of sidewalk construction was approved based on exhibit 'B'. Based on the proposed plat, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

Findings
The Subdivision Ordinance, Section 14-14-7-2, specifies that a vacation may be approved only when the following items are determined:

The public welfare is in no way served by retaining the way or easement;
The City of Albuquerque does not anticipate any need to utilize the existing easement for roadway purposes.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

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.

If you wish to appeal this decision, you must do so by December 30, 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).

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.)

Jack Cloud, AICP, DRB Chair

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

FIGURE 18

1st EXTENSION AGREEMENT
Procedure "B"

PROJECT NO. 761786

This Agreement made this 17th day of August, 2012 by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) **Flash Resources, LLC** ("Subdivider"), 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 Subdivider entered into an Agreement on the **29th** day of **July 2011**, which was recorded on **July 29, 2011**, as Document No. **2011069627**, pages **1** through **13**, in the records of Bernalillo County Clerk, State of New Mexico ("Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before the **11th** day of, **May 2012** and

WHEREAS, the Earlier Agreement was amended by a **1st Amendment to Agreement** dated **January 19, 2012** recorded on **January 19, 2012**, as Document No. **2012005398**, pages **1** through **7**, in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to **July 18, 2012**; and

WHEREAS, the Earlier Agreement was amended by a **2nd Amendment to Agreement** dated **March 19, 2012** recorded on **March 20, 2012**, as Document No. **2012027619**, pages **1** through **2**, in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to **July 18, 2012**; and

WHEREAS, it appears that the Subdivider will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Subdivider an extension of time in which to complete construction of all or part of the improvements, provided the Subdivider posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Subdivider is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

DocH 2012084887
08/21/2012 11:02 AM Page: 1 of 4
AGRE R:$25 00 M. Toulouse Oliver, Bernalillo County

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 **29th** day of **July, 2013**.

B. On portions of the improvements as follows:

IMPROVEMENTS	COMPLETION DATE

2. With this Extension Agreement, Subdivider has provided the City with the following financial guaranty:

Type of Financial Guaranty: **Letter of Credit No.** 20184 Amendment #1
Amount: **$621,618.51**
Name of Financial Institution or Surety providing Guaranty:
Los Alamos National Bank
Date City first able to call Guaranty (Construction Completion Deadline):
July 29, 2013
If Guaranty other than a Bond, last day City able to call Guaranty is:
September 29, 2013
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.

SUBDIVIDER:
Flash Resources, LLC

By [signature]: _____
Name [print]: **Pierre Amestoy, Jr.**
Title: **Managing Member**
Dated: 08-03-12

CITY OF ALBUQUERQUE:

By: _____
Richard Dourte, City Engineer
Dated: 8-17-12

8-17-12 8-7-2012

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on this 3RD day of August, 2012 by **Pierre Amestoy, Jr.**, **Managing Member** of **Flash Resources, LLC**.

My Commission Expires:

Notary Public

OFFICIAL SEAL
CYNTHIA LOUISE ABEYTA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: November 18, 2012

CITY'S NOTARY

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

This instrument was acknowledged before me on this 17 day of August, 2012 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires:

Notary Public

9-4-12

OFFICIAL SEAL
ANNETTE V. MEDINA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 9-4-12

FINANCIAL GUARANTY AMOUNT

07/17/2012

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

Project Description:

Project ID #: 761786, Boulders Phase 1, Phase/Unit #: 1

Requested By: **Vince Carrica**

Approved estimate amount:		$427,957.19
Contingency Amount:	0.00%	$.00
Subtotal:		$427,957.19
NMGRT	7.00%	$29,957.00
Subtotal:		$457,914.19
Engineering Fee	6.60%	$30,222.34
Testing Fee	2.00%	$9,158.28
Subotal:		$497,294.81
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$621,618.51**

APPROVAL: DATE:

S Woodall 7-20-12

Notes: 2nd FG Reduction, 0% contingency, On-Site, West Sd Unser-Unser OGFC, G&D Certification and Street Lights required prior to release of FG

AMENDMENT NO. 1
IRREVOCABLE LETTER OF CREDIT #20184

August 1, 2012

City of Albuquerque
Mr. Robert J. Perry
Chief Administrative Officer
PO Box 1293
Albuquerque, New Mexico 87103

Re: Irrevocable Letter of Credit #20184
Dated January 18, 2012: Flash Resources, LLC
Project Name: The Boulders Phase I, Phase/Unit #1

Dear Mr. Perry:

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

The expiration date shall be extended to September 29, 2013 and lower the financial guaranty amount to reflect $621,618.51.

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

Sincerely,

Brian McKelvey, Commercial Loan Officer

BM/jas

Bernalillo County, NM
One Civic Plaza NW
P.O. Box 542
Albuquerque, NM 87102

Receipt: 0388389

Product	Name	Extended
AGRE	Agreement	$25.00
	# Pages	4
	Document #2012084887	
	# Of Entries	0
	In Person/Interested Person	false
Total		$25.00

Tender (Check) $25.00
Check# 3722
Paid By Tierra West LLC

Thank You!

8/21/12 11:02 AM jusanchez

PLEASE NOTE: **The NA/HOA 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**

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

July 15, 2013

Jaimie Garcia
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118
E-Mail: jgarcia@tierrawestllc.com

Dear Jaime:

Thank you for your inquiry of **July 15, 2013**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) – TRACTS A-1 AND B-1 OF BULD LAND PLAT OF SUNDANCE ESTATES TBK THE BOULDERS PHASE III, 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"
Tom Anderson, 10013 Plunkett Dr. NW/87114 897-2593 (h)
Maria Warren, 5020 Russell NW/87114 440-2240 (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 NA/HOA FOR THIS PLANNING SUBMITTAL.

!!!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.

* * * \

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ALBUQUERQUE, NM 87109

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Maria Warren
Street, Apt. No. or PO Box No. 10013 Plunkett Dr. NW
City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800 ... ons

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 10.97

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Sent To Paradise Hills Civic Assoc.
Tom Anderson
Street, Apt. No. or PO Box No. 10013 Plunkett Dr. NW
City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800 ... ons

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

*****

AUGUST 14. 2013

*****

July

*****

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 579

06/11/2013 Issued By: E08375 194151

Application Number: **13DRB-70579**, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: UNSER BLVD NW BETWEEN UNSER BLVD NW AND PARADISE BLVD NW

Project Number: 1002632

Applicant
FLASH RESOURCES, LLC

4461 IRVING BLVD
ALBUQUERQUE NM 87114
822-0044

Agent / Contact
PRECISION SURVEYS INC
LARRY MEDRANO
4900 ALAMEDA BLVD NE SUITE A
ALBUQUERQUE NM 87113

LARRY@PRESURV.COM

Application Fees

APN Fee		
Conflict Mgmt Fee		**$20.00**
DRB Actions		**$215.00**
	TOTAL:	**$235.00**

City of Albuquerque Treasury
Date:6/11/2013 Office:ANNEX
Stat ID:WS000009 Cashier:TRSCXG
Batch: 2089 Trans #:26
Permit: 2013070579
Receipt Num 00135092
Payment Total:$235.00

0901	Conflict Manag. Fee	$20.00
0903	DRB Actions	$215.00
	Check Tendered :	$235.00

2632

DXF Electronic Approval Form

DRB Project Case #: 1002632

Subdivision Name: THE BOULDERS PHASE 2 LOTS 24A, 25A, 28A, 29A, 30A, 31A, 61A, 62A, 63A, 64A, 74A, 75A, 76A, 77A, &78A

Surveyor: LARRY MEDRANO

Contact Person: CONRAD ROYBAL

Contact Information: 856-5700

DXF Received: 6/24/2013 Hard Copy Received: 6/18/2013

Coordinate System: NMSP Grid (NAD 83)

Approved 6-25-2013 Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **2632** to agiscov on **6/25/2013** Contact person notified on **6/25/2013**

2632

DXF Electronic Approval Form

DRB Project Case #: 1002632

Subdivision Name: THE BOULDERS PHASE 2

Surveyor: LARRY W MEDRANO

Contact Person: LARRY MEDRANO

Contact Information: 856-5700

DXF Received: 1/23/2013 Hard Copy Received: 1/23/2013

Coordinate System: NMSP Grid (NAD 83)

Approved 1-23-13 Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **2632** to agiscov on **1/23/2013** Contact person notified on **1/23/2013**

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 9/11/12
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 9-12-12
Date Preliminary Plat Expires: 9-12-13
DRB Project No.: 1002532
DRB Application No.:_____

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9 20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

THE BOULDERS - PHASE TWO

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
		32' F-F	Residential Paving (Major Local Roadway), Curb & Gutter • 6' Sidewalk (Both Sides)	Big Rock Drive	Paradise Boulevard	Geode Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Geode Road	Big Rock Drive	Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Andesite Drive	Tract B	Monolith Drive	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter • 4' Sidewalk (Both Sides)	Andesite Drive	Monolith Drive	Hummock Road	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter • 4' Sidewalk (Both Sides)	Geode Road	Big Rock Drive	Existing APS Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Andesite Drive	Hummock Road	Stone Ridge Drive	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter • 4' Sidewalk (Both Sides)	Glass Rock Road	Andesite Drive	110 FT West	/	/	/
		46' F-F	Residential Paving (Major Local Roadway), Curb & Gutter • 6' Sidewalk (Both Sides) w/ 13' F-F Median	Monolith Drive	Andesite Drive	Basalt Peak Drive	/	/	/

(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 (Both Sides)	Cobble Peak Road	Iron Rock Drive	Sandstone Rim Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Iron Rock Drive	Cobble Peak Road	Stone Ridge Drive	/	/	/
		32' F-F	Residential Paving(Normal Local Roadway), Curb & Gutter * 4' Sidewalk (Both Sides)	Iron Rock Drive	Monolith Drive	Cobble Peak Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Sandstone Rim Drive	Tract L North End	Tract "L" South End	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Hummock Road	Andesite Drive	Iron Rock Drive	/	/	/
		32' F-F	Residential Paving (Normal Local Roadway), Curb & Gutter * 4' Sidewalk (Both Sides)	Big Rock Drive	Geode Road	115' South of Geode Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Stone Ridge Drive	Andesite Road	Sandstone Rim Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Jagged Peak Road	Andesite Drive	110 FT West of Andesite Drive	/	/	/
		38' F-F	Arterial Paving, Curb & Gutter 10' Paved Trail (West) w/ 13' F-Centerline Median	Unser Boulevard	200 Ft South of Boulder Trail Place	785 Ft South of Boulder Trail Place	/	/	/
		8"	SAS Gravity Line	Andesite Drive	Tract B	Stone Ridge Drive	/	/	/
		8"	SAS Gravity Line	Hummock Road	Andesite Drive	Iron Rock Drive	/	/	/
		8"	SAS Gravity Line	Iron Rock Drive	Monolith Drive	Stone Ridge Drive	/	/	/
		8"	SAS Gravity Line	Standstone Rim Drive	Tract L North End	Tract L South End	/	/	/
		8"	SAS Gravity Line	Stone Ridge Drive	Andesite Drive	Sandstone Rim Drive	/	/	/
		8"	SAS Gravity Line	Big Rock Road	Stone Ridge Road	Andesite Drive	/	/	/

(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	Jagged Peak Road	Andersite Drive	110 FT West of Andesite Drive	/	/	/
		8"	Water PVC Line	Geode Road	Big Rock Drive	Andesite Drive	/	/	/
		8"	Water PVC Line	Big Rock Drive	Paradise Boulevard	Geode Road	/	/	/
		8"	Water PVC Line	Andesite Drive	Tract B	Stone Ridge Drive	/	/	/
		8"	Water PVC Line	Jagged Peak Road	Andesite Drive	110 Ft West of Andesite Drive	/	/	/
		8"	Water PVC Line	Monolith Drive	Basalt Peak Drive	Andesite Drive	/	/	/
		8"	Water PVC Line	Hummock Road	Andesite Drive	Iron Rock Drive	/	/	/
		8"	Water PVC Line	Iron Rock Drive	Monolith Drive	Stone Ridge Drive	/	/	/
		6" - 8"	Water PVC Line	Cobble Peak Road	Iron Rock Drive	Sandstone Rim Drive	/	/	/
		6" - 8"	Water PVC Line	Sandstone Rim Drive	Tract L North End	Tract L South End	/	/	/
		8"	Water PVC Line	Stone Ridge Drive	Andersite Drive	Sandstone Rim Drive	/	/	/
		8"	Water PVC Line	Big Rock Drive	Geode Road	60 FT South of Geode Road	/	/	/
		24" - 36"	RCP Storm Sewer	Andesite Drive	Geode Road	Stone Ridge 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
		24" - 30"	RCP Storm Sewer	Sandstone Rim Drive	Cobble Peak Road	Tract L South End	/	/	/
		36" - 42"	RCP Storm Sewer	Stone Ridge Drive	Andesite Drive West of Lot 94	50 FT West of Andesite Road	/	/	/
		24"	RCP Storm Sewer	Stone Ridge Drive	Sandstone Rim Drive	120 FT West of Sandstone Rim Drive	/	/	/
		42"	RCP Storm Sewer	Route Connection	Stone Ridge Drive	Unser Boulevard NBL Crossing	/	/	/
		24"	RCP Storm Sewer	Geode Road	Andesite Drive	Tract C	/	/	/
		7.352 ac-ft	Temporary Retention Pond	Tract B-1	-	-	/	/	/
		11.391 ac-ft	Temporary Retention Pond	Tract 6-A	-	-	/	/	/
		12'	Concrete Channel	Tract C	North Property Line	South Property Line	/	/	/
		Catch basins and RCP connections included with storm sewer.					/	/	/
		Water infrastructure to include valves, fittings, valve boxes, and fire hydrants as required.					/	/	/
		Sanitary sewer to include manholes and service connections as required.					/	/	/
		Residential street lights per DPM.					/	/	/
							/	/	/
							/	/	/
							/	/	/

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
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Approval of Creditable Items:
Impact Fee Admistrator Signature Date

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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.

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3 3' Retaining Wall on Big Rock Drive - From Paradise Blvd +/- 205' South

AGENT / OWNER

RONALD R. BOHANNAN, PE
NAME (print)

TIERRA WEST, LLC
FIRM

9/12/12
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

9-12-12
DRB CHAIR - date

09-12-12
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AMAFCA - date

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_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 03.17.2011)

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 9/11/12
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 9-12-12
Date Preliminary Plat Expires: 9-12-13
DRB Project No.: 1002632
DRB Application No.:_____

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9 20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

THE BOULDERS - PHASE TWO

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
		32' F-F	Residential Paving (Major Local Roadway), Curb & Gutter • 6' Sidewalk (Both Sides)	Big Rock Drive	Paradise Boulevard	Geode Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Geode Road	Big Rock Drive	Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Andesite Drive	Tract B	Monolith Drive	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter • 4' Sidewalk (Both Sides)	Andesite Drive	Monolith Drive	Hummock Road	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter • 4' Sidewalk (Both Sides)	Geode Road	Big Rock Drive	Existing APS Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Andesite Drive	Hummock Road	Stone Ridge Drive	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter • 4' Sidewalk (Both Sides)	Glass Rock Road	Andesite Drive	110 FT West	/	/	/
		46' F-F	Residential Paving (Major Local Roadway), Curb & Gutter • 6' Sidewalk (Both Sides) w/ 13' F-F Median	Monolith Drive	Andesite Drive	Basalt Peak Drive	/	/	/

(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 (Both Sides)	Cobble Peak Road	Iron Rock Drive	Sandstone Rim Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Iron Rock Drive	Cobble Peak Road	Stone Ridge Drive	/	/	/
		32' F-F	Residential Paving(Normal Local Roadway), Curb & Gutter * 4' Sidewalk (Both Sides)	Iron Rock Drive	Monolith Drive	Cobble Peak Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Sandstone Rim Drive	Tract L North End	Tract "L" South End	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Hummock Road	Andesite Drive	Iron Rock Drive	/	/	/
		32' F-F	Residential Paving (Normal Local Roadway), Curb & Gutter * 4' Sidewalk (Both Sides)	Big Rock Drive	Geode Road	115' South of Geode Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Stone Ridge Drive	Andesite Road	Sandstone Rim Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Jagged Peak Road	Andesite Drive	110 FT West of Andesite Drive	/	/	/
		38' F-F	Arterial Paving, Curb & Gutter 10' Paved Trail (West) w/ 13' F-Centerline Median	Unser Boulevard	200 Ft South of Boulder Trail Place	785 Ft South of Boulder Trail Place	/	/	/
		8"	SAS Gravity Line	Andesite Drive	Tract B	Stone Ridge Drive	/	/	/
		8"	SAS Gravity Line	Hummock Road	Andesite Drive	Iron Rock Drive	/	/	/
		8"	SAS Gravity Line	Iron Rock Drive	Monolith Drive	Stone Ridge Drive	/	/	/
		8"	SAS Gravity Line	Standstone Rim Drive	Tract L North End	Tract L South End	/	/	/
		8"	SAS Gravity Line	Stone Ridge Drive	Andesite Drive	Sandstone Rim Drive	/	/	/
		8"	SAS Gravity Line	Big Rock Road	Stone Ridge Road	Andesite 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
		8"	SAS Gravity Line	Jagged Peak Road	Andersite Drive	110 FT West of Andesite Drive	/	/	/
		8"	Water PVC Line	Geode Road	Big Rock Drive	Andesite Drive	/	/	/
		8"	Water PVC Line	Big Rock Drive	Paradise Boulevard	Geode Road	/	/	/
		8"	Water PVC Line	Andesite Drive	Tract B	Stone Ridge Drive	/	/	/
		8"	Water PVC Line	Jagged Peak Road	Andesite Drive	110 Ft West of Andesite Drive	/	/	/
		8"	Water PVC Line	Monolith Drive	Basalt Peak Drive	Andesite Drive	/	/	/
		8"	Water PVC Line	Hummock Road	Andesite Drive	Iron Rock Drive	/	/	/
		8"	Water PVC Line	Iron Rock Drive	Monolith Drive	Stone Ridge Drive	/	/	/
		6" - 8"	Water PVC Line	Cobble Peak Road	Iron Rock Drive	Sandstone Rim Drive	/	/	/
		6" - 8"	Water PVC Line	Sandstone Rim Drive	Tract L North End	Tract L South End	/	/	/
		8"	Water PVC Line	Stone Ridge Drive	Andersite Drive	Sandstone Rim Drive	/	/	/
		8"	Water PVC Line	Big Rock Drive	Geode Road	60 FT South of Geode Road	/	/	/
		24" - 36"	RCP Storm Sewer	Andesite Drive	Geode Road	Stone Ridge Drive	/	/	/

(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
		24" - 30"	RCP Storm Sewer	Sandstone Rim Drive	Cobble Peak Road	Tract L South End	/	/	/
		36" - 42"	RCP Storm Sewer	Stone Ridge Drive	Andesite Drive West of Lot 94	50 FT West of Andesite Road	/	/	/
		24"	RCP Storm Sewer	Stone Ridge Drive	Sandstone Rim Drive	120 FT West of Sandstone Rim Drive	/	/	/
		42"	RCP Storm Sewer	Route Connection	Stone Ridge Drive	Unser Boulevard NBL Crossing	/	/	/
		24"	RCP Storm Sewer	Geode Road	Andesite Drive	Tract C	/	/	/
		7.352 ac-ft	Temporary Retention Pond	Tract B-1	-	-	/	/	/
		11.391 ac-ft	Temporary Retention Pond	Tract 6-A	-	-	/	/	/
		12'	Concrete Channel	Tract C	North Property Line	South Property Line	/	/	/
		Catch basins and RCP connections included with storm sewer.					/	/	/
		Water infrastructure to include valves, fittings, valve boxes, and fire hydrants as required.					/	/	/
		Sanitary sewer to include manholes and service connections as required.					/	/	/
		Residential street lights per DPM.					/	/	/
							/	/	/
							/	/	/
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Impact Fee Admistrator Signature Date

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NOTES

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3 3' Retaining Wall on Big Rock Drive - From Paradise Blvd +/- 205' South

AGENT / OWNER

RONALD R. BOHANNAN, PE
NAME (print)

TIERRA WEST, LLC
FIRM

9/12/12
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

9-12-12
DRB CHAIR - date

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TRANSPORTATION DEVELOPMENT - date

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C Sandoval 9/12/12
PARKS & RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 03.17.2011)

PROPOSED REVISED 10-24-12

Current DRC Project Number: 761787

FIGURE 12

Date Submitted: 9/11/12
Date Site Plan Approved:
Date Preliminary Plat Approved: 9-12-12
Date Preliminary Plat Expires: 9-12-13
DRB Project No.: 1002632
DRB Application No.:

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-20-05)

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

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		32' F-F	Residential Paving (Major Local Roadway), Curb & Gutter • 6' Sidewalk (Both Sides)	Big Rock Drive	Paradise Boulevard	Geode Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Geode Road	Big Rock Drive	Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Andesite Drive	Tract B	Monolith Drive	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter • 4' Sidewalk (Both Sides)	Andesite Drive	Monolith Drive	Hummock Road	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter • 4' Sidewalk (Both Sides)	Geode Road	Big Rock Drive	Existing APS Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Andesite Drive	Hummock Road	Stone Ridge Drive	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter • 4' Sidewalk (Both Sides)	Glass Rock Road	Andesite Drive	110 FT West	/	/	/
		53' F-F ~~40' F-F~~	Residential Paving (Major Local Roadway), Curb & Gutter • 6' Sidewalk (Both Sides) w/ 13' F-F Median	Monolith Drive	Andesite Drive	Basalt Peak Drive	/	/	/

(rev 03 17 2011)

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		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Iron Rock Drive	Cobble Peak Road	Stone Ridge Drive	/	/	/
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		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Sandstone Rim Drive	Tract L North End	Tract "L" South End	/	/	/
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		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Stone Ridge Drive	Andesite Road	Sandstone Rim Drive	/	/	/
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		8"	Water PVC Line	Big Rock Drive	Paradise Boulevard	Geode Road	/	/	/
		4"-8"	Water PVC Line	Andesite Drive	Tract B	Stone Ridge Drive	/	/	/
		8"	Water PVC Line	Jagged Peak Road	Andesite Drive	110 Ft West of Andesite Drive	/	/	/
		8"	Water PVC Line	Monolith Drive	Basalt Peak Drive	Andesite Drive	/	/	/
		8"	Water PVC Line	Hummock Road	Andesite Drive	Iron Rock Drive	/	/	/
		8"	Water PVC Line	Iron Rock Drive	Monolith Drive	Stone Ridge Drive	/	/	/
		~~8"~~	~~Water PVC Line~~	~~Goode Peak Road~~	~~Iron Rock Drive~~	~~Sandstone Rim Drive~~	/	/	/
		4"-6"	Water PVC Line	Sandstone Rim Drive	Tract L North End	Tract L South End	/	/	/
		8"	Water PVC Line	Stone Ridge Drive	Andersite Drive	Sandstone Rim Drive	/	/	/
		8"	Water PVC Line	Big Rock Drive	Geode Road	60 FT South of Geode Road	/	/	/
		30"	RCP Storm Sewer	Andesite Drive	Geode Road	Stone Ridge Drive	/	/	/

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		Water infrastructure to include valves, fittings, valve boxes, and fire hydrants as required.					/	/	/
		Sanitary sewer to include manholes and service connections as required.					/	/	/
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							/	/	/
							/	/	/
							/	/	/

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							/	/	/
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Approval of Creditable Items: _____

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3 3' Retaining Wall on Big Rock Drive - From Paradise Blvd +/- 205' South

AGENT / OWNER

RONALD R. BOHANNAN, PE
NAME (print)

TIERRA WEST, LLC
FIRM

9/12/12
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

9-12-12
DRB CHAIR - date

09-12-12
TRANSPORTATION DEVELOPMENT - date

A Porter 09/12/12
UTILITY DEVELOPMENT - date

9/12/12
CITY ENGINEER - date

C Sandoval 9/12/12
PARKS & RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 03.17 2011)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S Z

___ Major subdivision action
X Minor subdivision action
___ Vacation — V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P

___ for Subdivision
___ for Building Permit
___ Administrative Amendment/Approval (AA)
___ IP Master Development Plan — D
___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING

___ Annexation
___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Adoption of Rank 2 or 3 Plan or similar
___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ Street Name Change (Local & Collector)

L A **APPEAL / PROTEST of...**

___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): Precision Surveys Inc PHONE: 856-5700
ADDRESS: PO Box 90636 FAX: 856-7900
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: kerry@presurv.com

APPLICANT: Flash Resources, LLC PHONE: 822-0044
ADDRESS: 4461 Irving Blvd FAX:
CITY: Albuquerque STATE NM ZIP 87114 E-MAIL:
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Replat the existing 15 lots into 15 new lots and eliminate lot lines.

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. 24-A, 25-A, 28A-31-A, 61A-64A, 74A-78A Block: Unit:
Subdiv/Addn/TBKA: The Boulders Phase II
Existing Zoning: RLT Proposed zoning: RLT MRGCD Map No
Zone Atlas page(s): B-10 B-11 UPC Code:

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: 15 No. of proposed lots: 15 Total site area (acres): 2.1436
LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd NW
Between: Unser Blvd NW and Paradise Blvd NW

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE Marcel Cisneros DATE 6/10/13
(Print Name) Marcel Cisneros Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Revised: 4/2012

☐ **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
13DRB - 70579	P$F		$ 215.00
	CMF		$ 20.00
			$
			$
			$
			Total $ 235.00

Hearing date June 19, 2013

6-11-13
Staff signature & Date

Project # 1002632

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

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

N/A 5 Acres or more: Certificate of No Effect or Approval
X Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
N/A Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (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 Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
X Fee (see schedule)
X List any original and/or related file numbers on the cover application
N/A Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
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Amended preliminary plat approval expires after one year

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

Marco L. Cisneros
Applicant name (print)

Marco L. Cisneros 6/10/13
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
13DRB-_____-70579
_____-_____-_____
_____-_____-_____

6-11-13
Planner signature / date

Project # 1002632

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

	S	Z	
SUBDIVISION			**ZONING & PLANNING**
___ Major subdivision action			___ Annexation
X Minor subdivision action			
___ Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		___ Adoption of Rank 2 or 3 Plan or similar
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___ IP Master Development Plan	D		___ Street Name Change (Local & Collector)
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	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
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CASE INFORMATION:

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No. of existing lots: 15 No. of proposed lots: 15 Total site area (acres): 2.1436
LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd NW
Between: Unser Blvd NW and Paradise Blvd NW

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE Marcel Cisneros DATE 6/10/13
(Print Name) Marcel Cisneros Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	13DRB - 70579	PSF		$ 215.00
☒ All fees have been collected	-	CMF		$ 20.00
☒ 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 June 19, 2013			$ 235.00

6-11-13
Staff signature & Date

Project # 1002632

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

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Marco L. Cisneros
Applicant name (print)

Marco L. Cisneros 6/10/13
Applicant signature / date

Form revised **October 2007**

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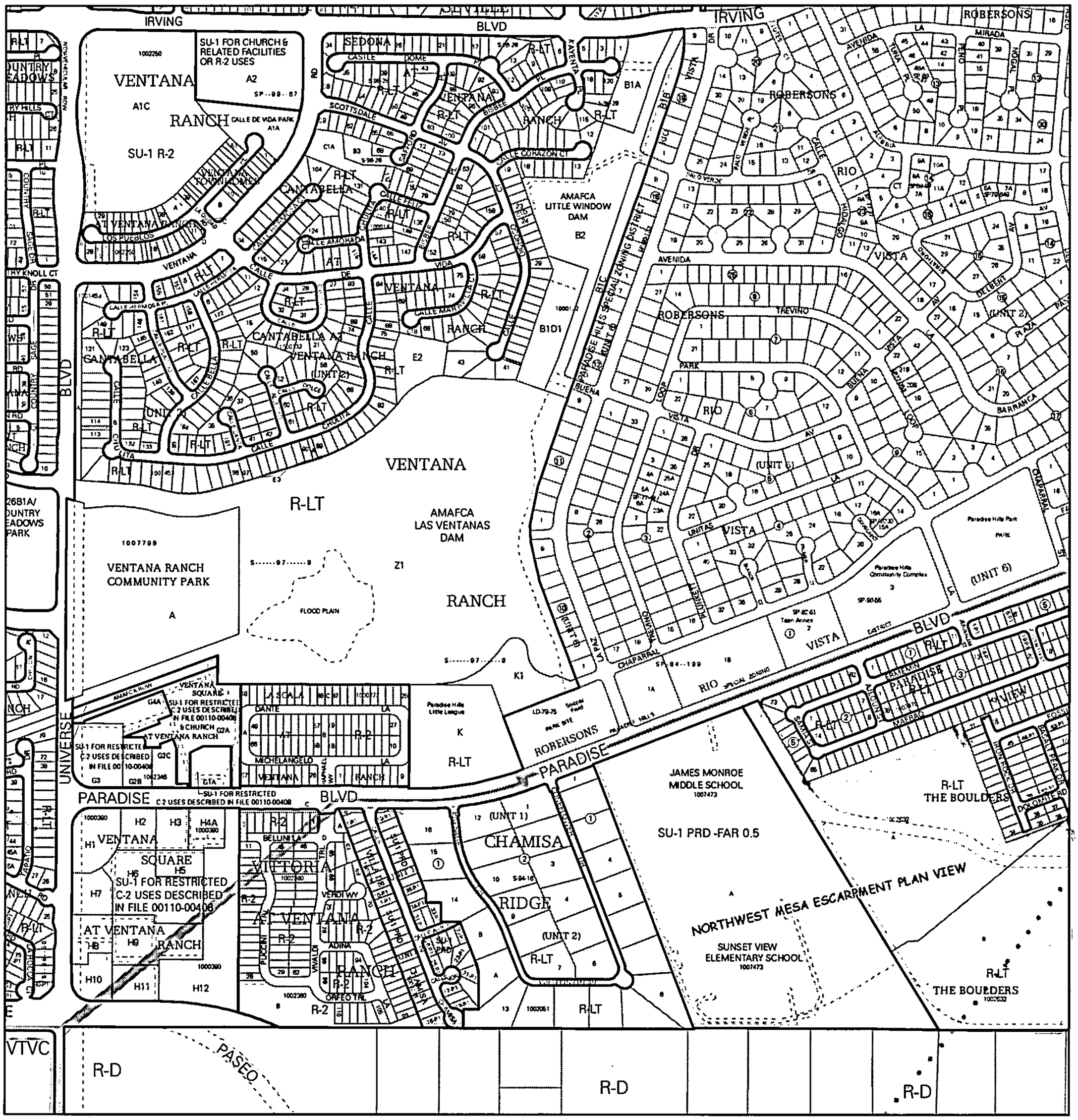
Application case numbers
13DRB-_____-70579
_____-_____-_____
_____-_____-_____

6-11-13
Planner signature / date

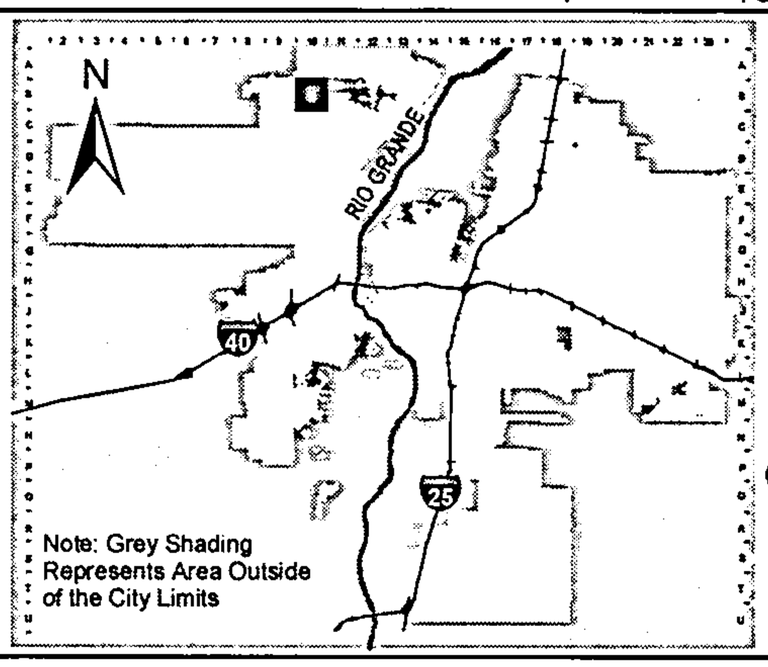
Project # 1002632



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

Albuquerque Geographic Information System

Map amended through: 4/2/2012



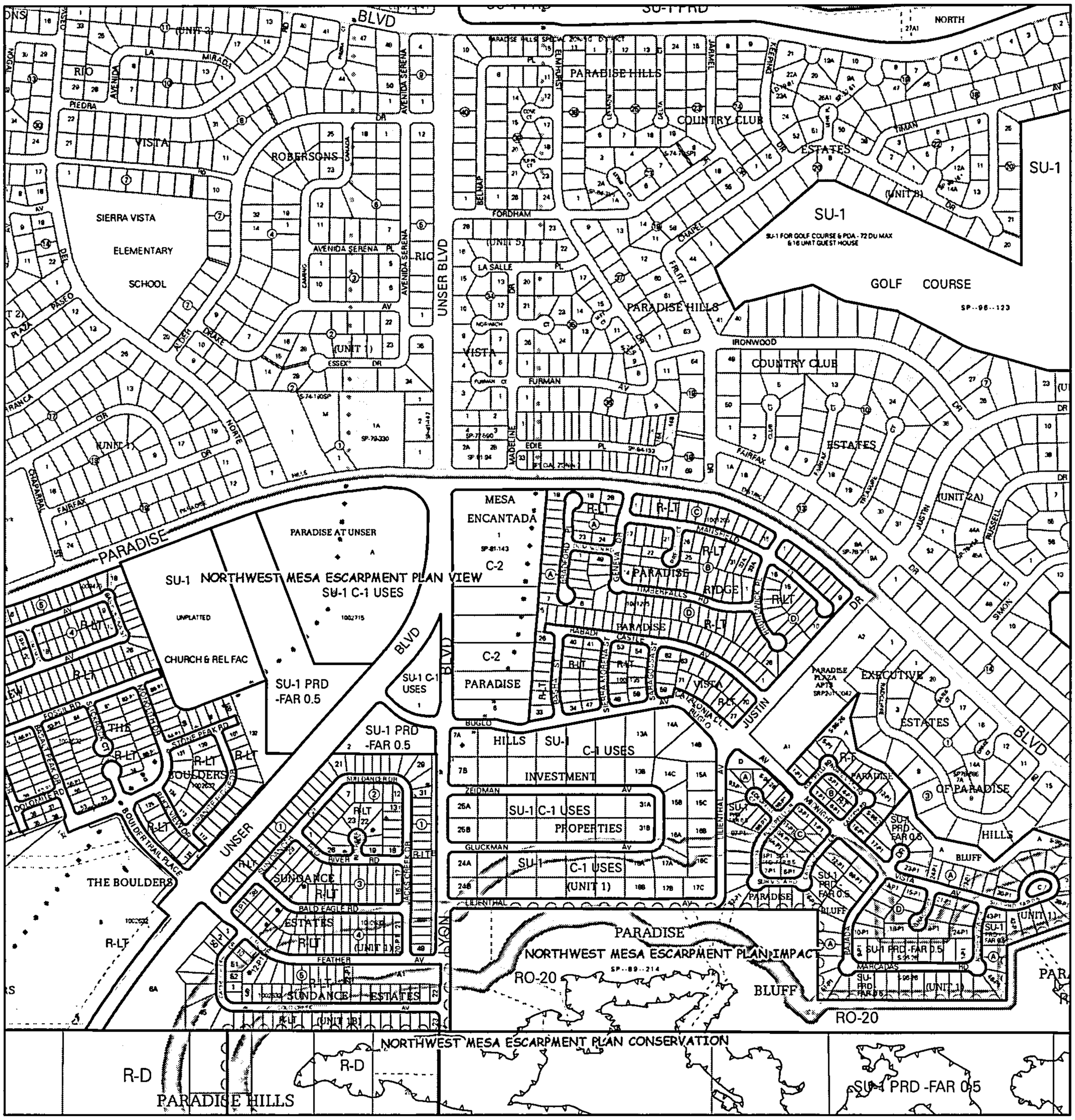
Zone Atlas Page:

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



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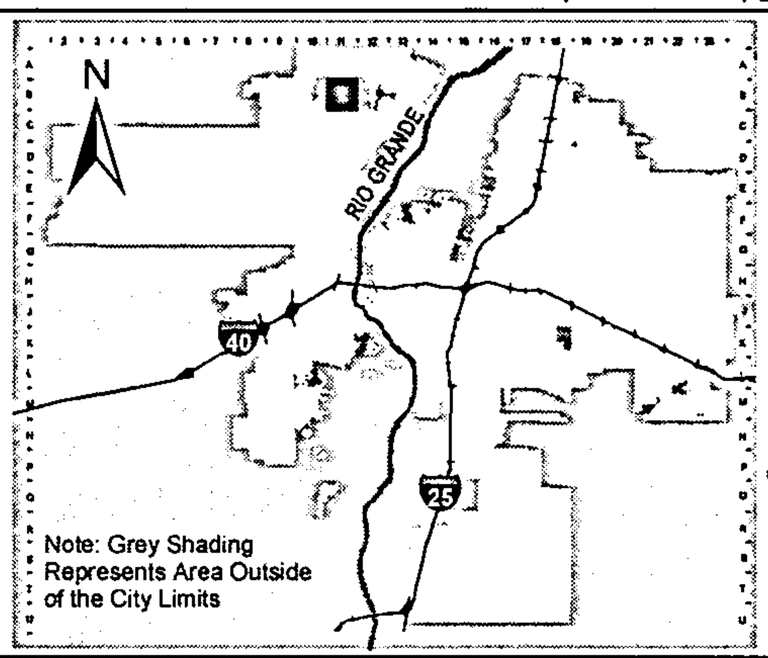

Zone Atlas Page:

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

PRECISION SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109

MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

June 10, 2013

Mr. Jack Cloud, Chair
Development Review Board
Planning Development Services Division
600 2nd Street NW
Albuquerque, NM 87102

RE: REQUEST TO REPLAT EXISTING 15 LOTS INTO 15 NEW LOTS AND TO ELIMINATE LOT LINES.

Dear Mr. Cloud,

Precision Surveys, Inc. is agent for the property owner of the referenced lots. The lots are at the southwest corner of Unser Boulevard, NW and Paradise Boulevard, NW as shown on the attached zone atlas page.

The purpose of the plat is to replat existing 15 lots into 15 new lots and to eliminate lot lines.

Please call me if you have any questions or if you need additional information.

Thank you for your consideration.

Best regards,

Larry W. Medrano, NMPS

February 13. 2013

Cynthia Abeyta

From: Larry Medrano <larry@presurv.com>
Sent: Wednesday, January 23, 2013 10:05 AM
To: Vince Carrica; Cynthia Abeyta
Subject: FW: DXF Submittal for COA Project No. 1002632-The Boulders Phase 2

From: Gaulden, Tim H. [mailto:tgaulden@cabq.gov]
Sent: Wednesday, January 23, 2013 9:39 AM
To: Larry Medrano
Subject: RE: DXF Submittal for COA Project No. 1002632-The Boulders Phase 2

Larry: the DXF has been approved.

Tim

Tim Gaulden
GIS Coordinator
505 924-3805
tgaulden@cabq.gov

From: Larry Medrano [mailto:larry@presurv.com]
Sent: Tuesday, January 22, 2013 5:05 PM
To: Sammons, Joshua R.
Cc: marco@presurv.com; Gaulden, Tim H.; Bradley, Catherine P.; Gricius, Michelle A; cabeyta@tierrawestllc.com; 'Vince Carrica'
Subject: DXF Submittal for COA Project No. 1002632-The Boulders Phase 2

Good Afternoon,

Attached is a dxf file for project no. 1002632 as well as pdf's of the plat. The coordinate system used was NAD 1983, Central Zone. File provided is based on grid coordinates for the referenced system.

Please call if you have any questions.

Thank you,

Larry W. Medrano
NMPS CFedS
President

PRECISION SURVEYS, INC.

Physical
5571 Midway Park Place, NE
Albuquerque, NM 87109

Mailing
PO Box 90636
Albuquerque, NM 87199

505-856-5700 phone
505-856-7900 fax
866-442-8011 toll free

If this email is spam, report it to www.OnlyMyEmail.com

DEVELOPMENT REVIEW BOARD MEETING – February 13, 2013

PARKS & RECREATION DEPARTMENT COMMENTS

Item #8

Project #1002632 - The Boulders Phase 2
13DRB-70436 Major/Final Plat Approval

- Please indicate Tracts D and E on Sheet 3 of 6 and label Big Rock Drive where it goes off the sheet.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- X Major subdivision action
- X Minor subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

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

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
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- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — L A
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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: rrb@tierrawestllc.com

APPLICANT: Flash Resources, 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: Final Plat Approval

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

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

Lot or Tract No. Tracts A & B Block: ___ Unit: ___
Subdiv/Addn/TBKA: The Boulders - Phase 2
Existing Zoning: R-LT Proposed zoning: No Changes MRGCD Map No ___
Zone Atlas page(s): B-10 & B-11 UPC Code: 101006545911040726 / 101006552005140725

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: 2 No. of **proposed** lots: 113 Lots 7 Tracts Total site area (acres): 43.5247 +/-
LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd. NW
Between: Paradise Blvd. NW and Paseo del Norte, NW

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE ___ DATE January 24, 2013
(Print Name) Ronald R. Bohannan, PE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☐ **INTERNAL ROUTING**
- ☒ All checklists are complete
- ☒ All fees have been collected
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- ☐ Site is within 1000ft of a landfill
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Application case numbers	Action	S.F.	Fees
13DRB - 70436	FP		$
	CMF		$ 20.00
			$
			$
			$
			Total $ 20.00

Hearing date February 13, 2013

2-4-13
Staff signature & Date

Project # 1002632

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

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__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☒ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

X Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
X Design elevations & cross sections of perimeter walls **3 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
X Copy of recorded SIA
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
X List any original and/or related file numbers on the cover application
X DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (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
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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)
January 24, 2013
Applicant signature / date

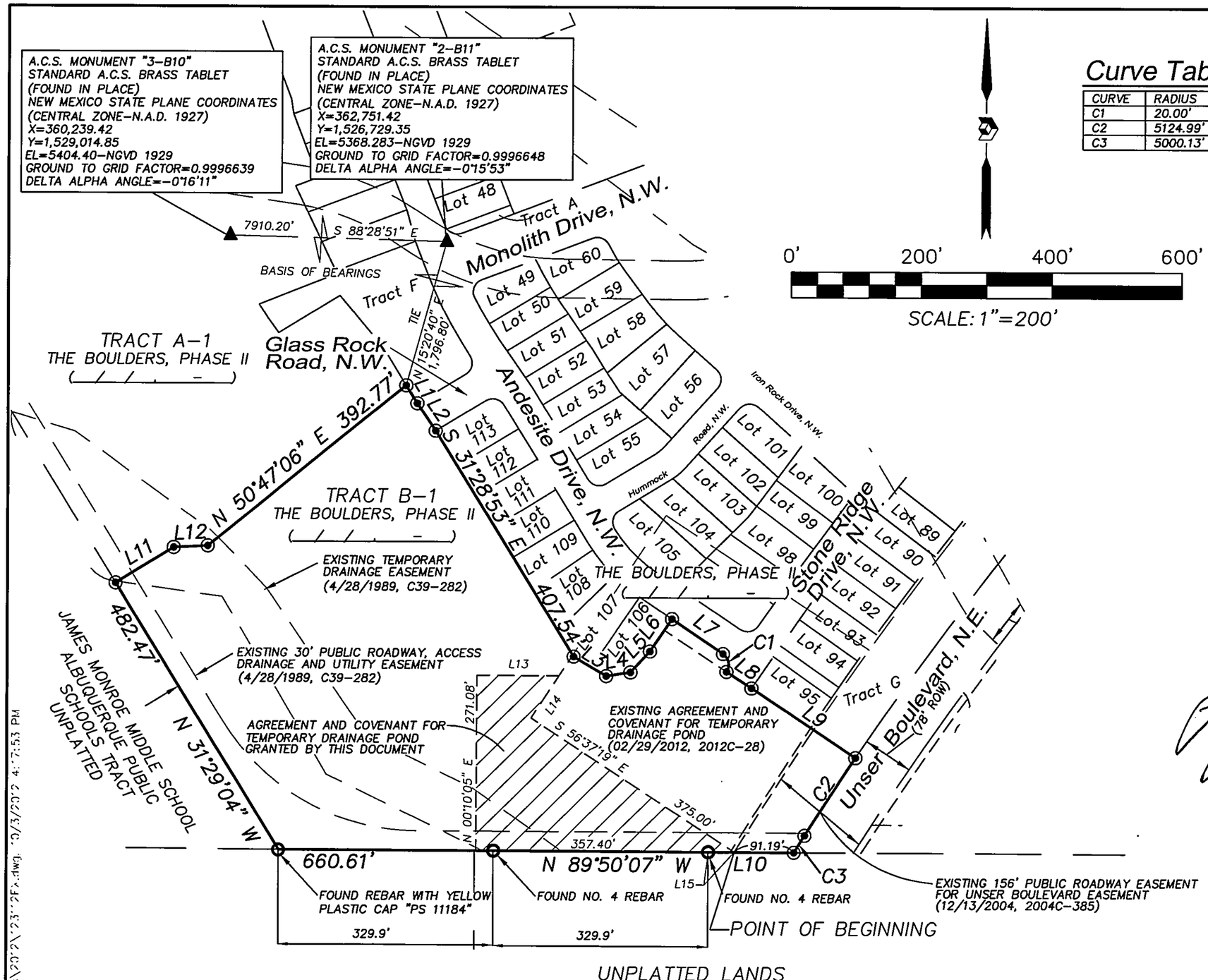
Form revised **October 2007**

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

Application case numbers
13DRB - 70436

24-13
Planner signature / date
Project # 1002634

Exhibit "A"



Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.26'	19.84'	89°32'32"	N 11°00'11" W	28.17'
C2	5124.99'	143.42'	71.72'	1°36'12"	S 32°58'00" W	143.42'
C3	5000.13'	30.87'	15.44'	0°21'13"	N 32°16'58" E	30.87'

Line Table

LINE	BEARING	DISTANCE
L1	S 31°23'59" E	32.44'
L2	S 33°32'11" E	51.03'
L3	S 59°18'00" E	58.45'
L4	N 81°07'12" E	37.56'
L5	N 42°29'29" E	43.96'
L6	N 33°40'13" E	60.23'
L7	S 55°46'27" E	95.12'
L8	S 56°34'52" E	46.00'
L9	S 56°13'44" E	193.09'
L10	N 89°49'54" W	130.40'
L11	N 58°31'09" E	105.03'
L12	N 87°07'05" E	52.39'
L13	S 89°49'55" E	125.85'
L14	S 33°22'41" W	78.49'
L15	N 89°49'54" W	39.22'

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EASEMENT SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR THIS CLASSIFICATION OF SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

10/3/12

LARRY W. MEDRANO
N.M.P.S. No. 11993

DATE

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109

MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

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City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

	S	Z	
SUBDIVISION			**ZONING & PLANNING**
X Major subdivision action			___ Annexation
___ Minor subdivision action			
___ Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		___ Adoption of Rank 2 or 3 Plan or similar
___ for Subdivision			___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ for Building Permit			
___ Administrative Amendment/Approval (AA)			
___ 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, ZEO, ZHE, Board of Appeals, other
___ 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: rrb@tierrawestllc.com

APPLICANT: Flash Resources, 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: Final Plat Approval

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

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

Lot or Tract No. Tracts A & B Block: ___ Unit: ___
Subdiv/Addn/TBKA: The Boulders - Phase 2
Existing Zoning: R-LT Proposed zoning: No Changes MRGCD Map No ___
Zone Atlas page(s): B-10 & B-11 UPC Code: 101006545911040726 / 101006552005140725

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: 2 No. of proposed lots: 113 Lots 7 Tracts Total site area (acres): 43.5247 +/-
LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd. NW
Between: Paradise Blvd. NW and Paseo del Norte, NW

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE ___ DATE January 24, 2013
(Print Name) Ronald R. Bohannan, PE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☐ **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
13DRB - 70436	FP		$
	CMF		$ 20.00
			$
			$
			$
			Total $ 20.00

Hearing date February 13, 2013

2-4-13
Staff signature & Date

Project # 1002632

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

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
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__ Letter briefly describing, explaining, and justifying the request
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☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
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☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

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Ronald R. Bohannan, PE
Applicant name (print)
January 24, 2013
Applicant signature / date

Form revised **October 2007**

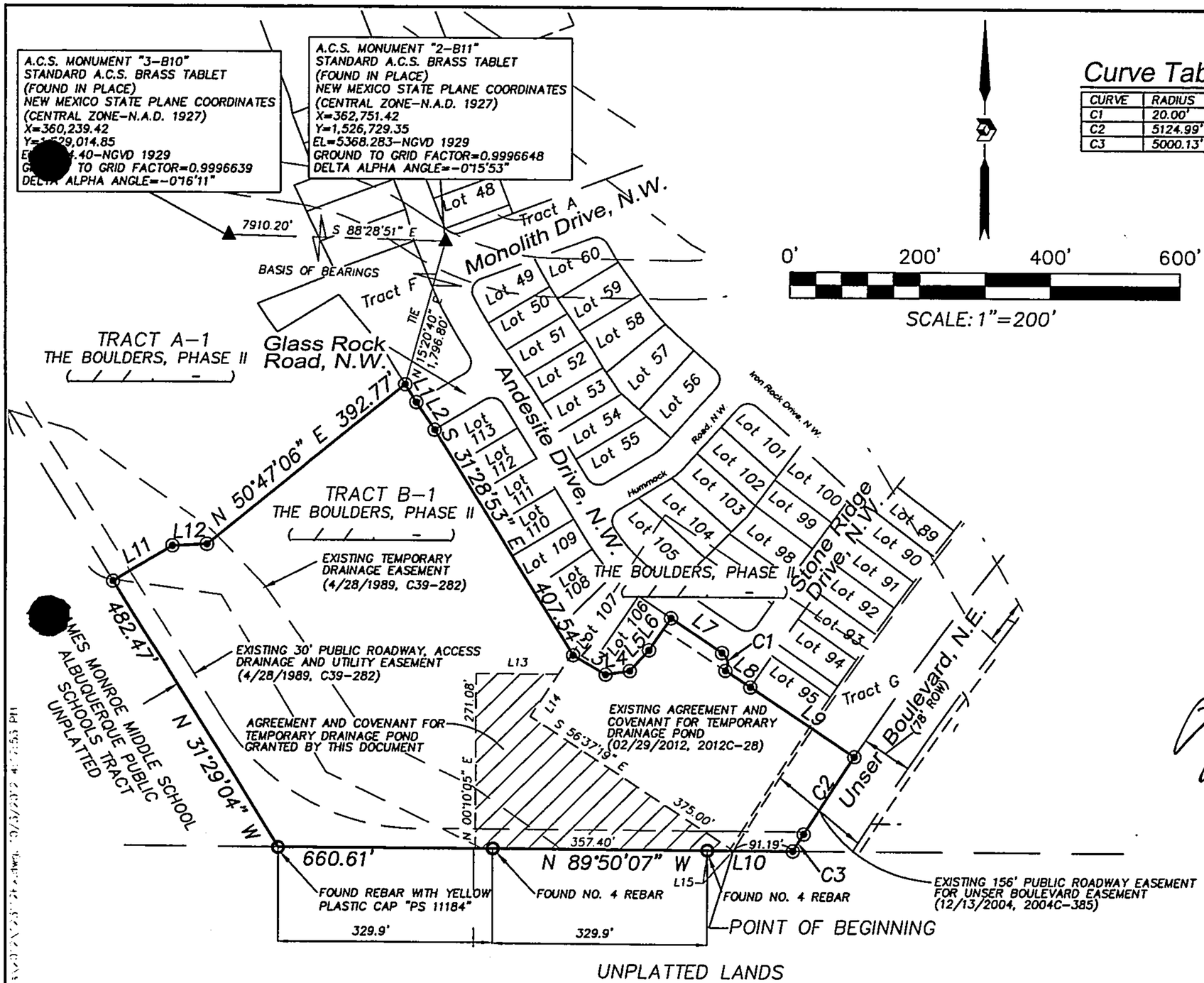
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
13DRB - ____ - 70436
____ - ____ - ____
____ - ____ - ____

24-13
Planner signature / date

Project # 1002634

Exhibit "A"



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L14	S 33°22'41" W	78.49'
L15	N 89°49'54" W	39.22'

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LARRY W. MEDRANO
N.M.P.S. No. 11993

DATE

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109

MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

gw

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 24, 2013

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: MAJOR FINAL PLAT THE BOULDERS – PHASE 2
PROJECT # 1002632
ZONE ATLAS PAGE B-10 & B-11

Dear Mr. Cloud:

Tierra West LLC, on behalf of Flash Resources, LLC, requests final plat approval for Phase 2 of The Boulders Subdivision. The site is currently under construction. Also included for review is an exhibit for the design and cross section of the walls and retaining walls for the proposed project.

A preliminary plat was previously approved for this site. No significant plat changes have been made from the approved preliminary plat to this final plat with the exception of allowing for sidewalk easements within several of the larger landscape tracts. Also, easement language for water, sanitary sewer, storm drainage and dry utilities grading and drainage plan was added to several landscape tracts. A pond covenant agreement was previously submitted and has been reviewed and is awaiting final plat approval.

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

Sincerely,

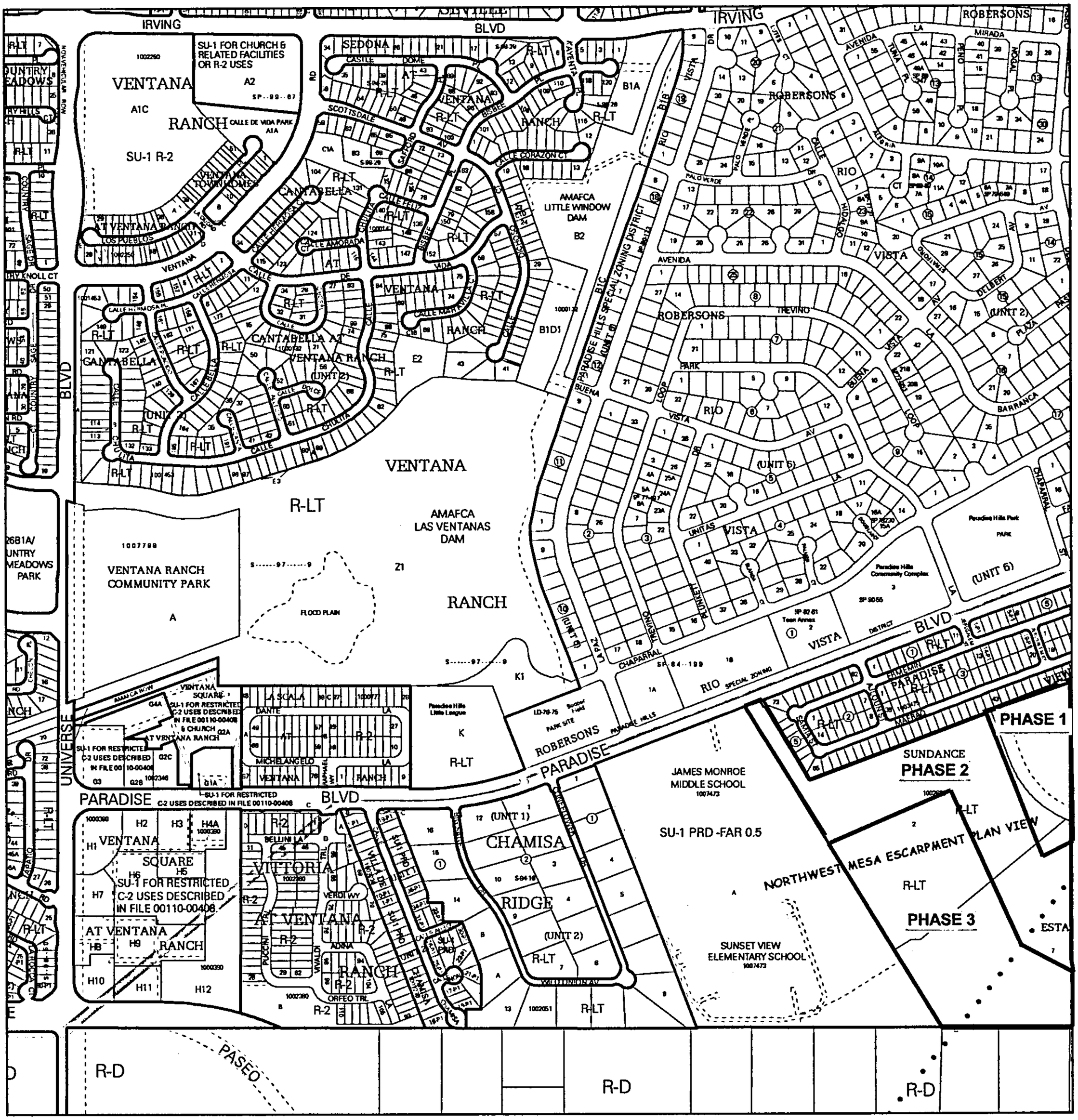
Ronald R. Bohannan, P.E.

Enclosure/s

cc: Pierre Amestoy – Flash Resources, LLC

JN: 2011005
RRB/VC/cla

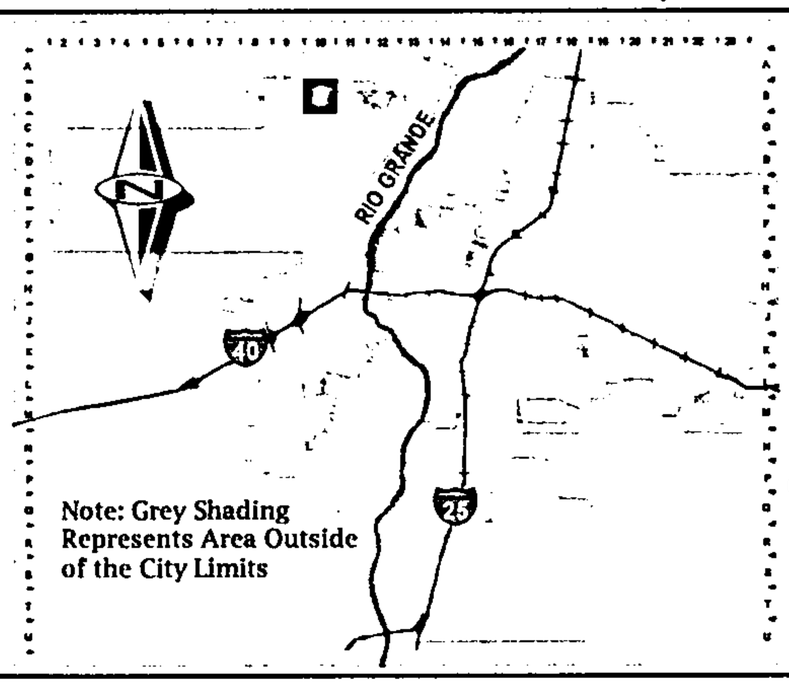
Z:\2011\2011005 The Boulders - Pierre\Correspondence\2011005 Jack Cloud Phase 2 Final Plat Ltr. 01-24-13.docx



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



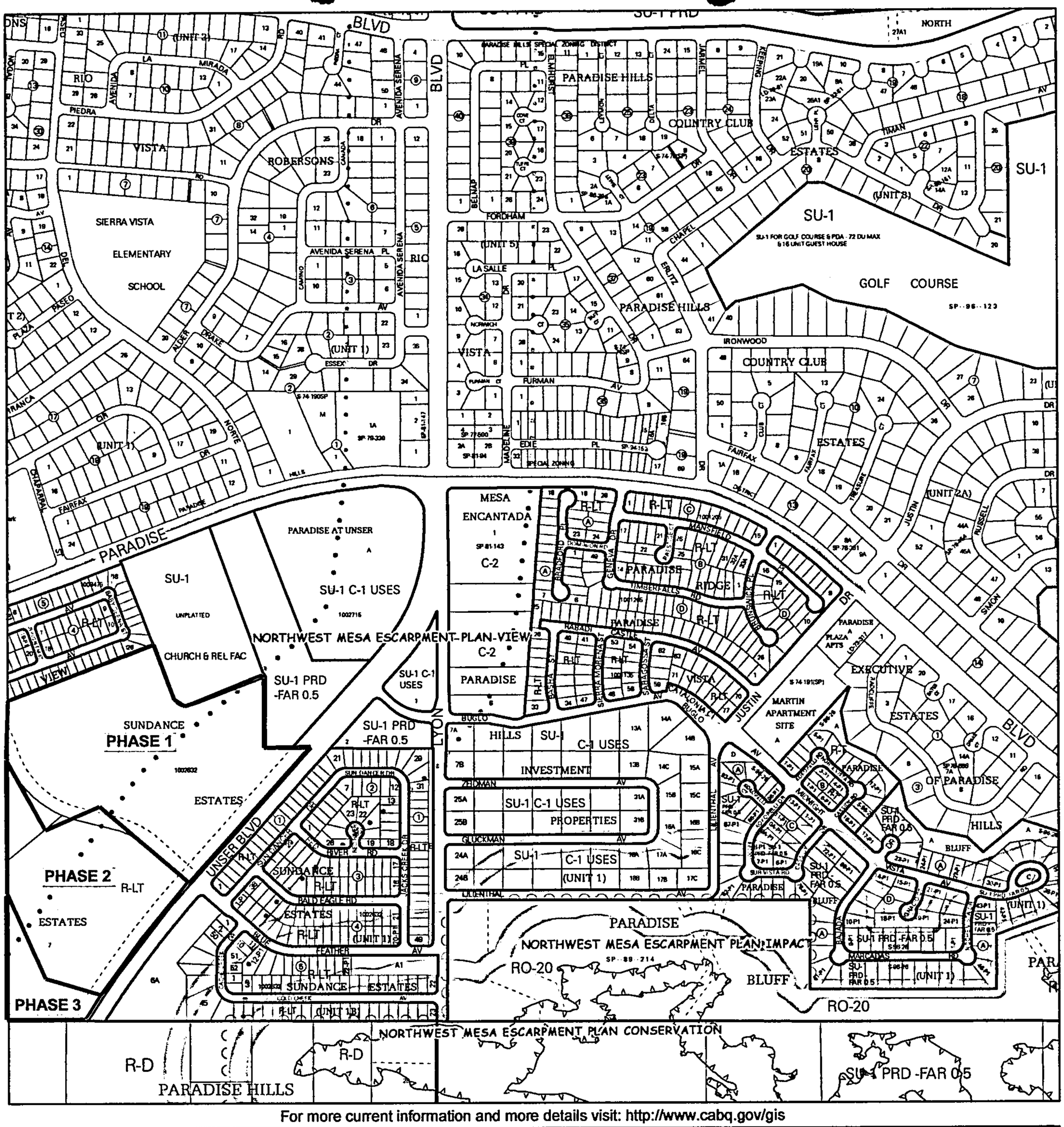
Zone Atlas Page:

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



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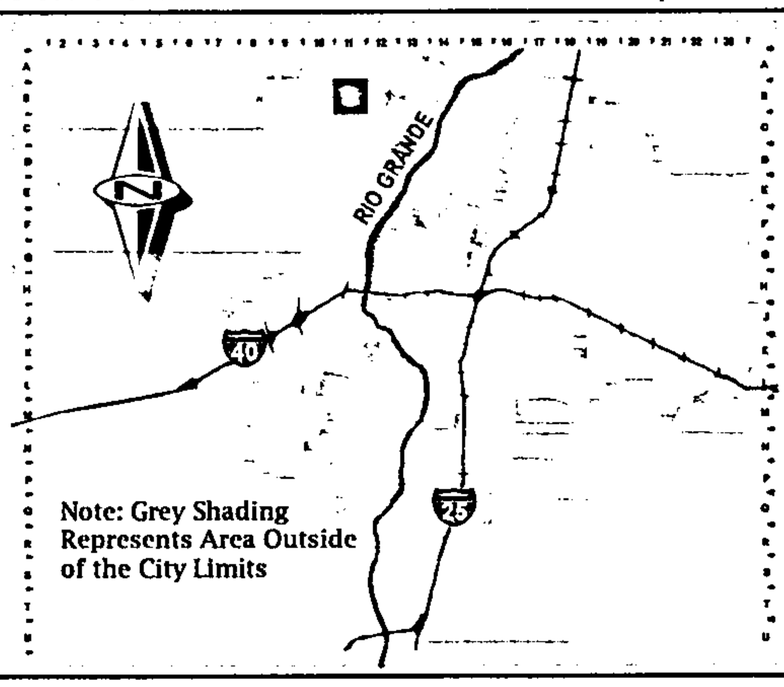

Zone Atlas Page:

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

Legal Description
Agreement and Covenant for Temporary Drainage Pond Easement

AN AGREEMENT AND COVENANT FOR A TEMPORARY DRAINAGE POND EASEMENT 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 A PORTION OF TRACT "B-1" OF THE PLAT OF THE BOULDERS PHASE II, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON , IN PLAT BOOK , PAGE , SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED EASEMENT, FROM WHENCE A TIE TO THE SOUTHEAST CORNER OF TRACT B-1, THE BOULDERS BEARS S 89°49'54" E, A DISTANCE OF 91.19 FEET;

THENCE FROM SAID POINT OF BEGINNING N 89°49'54" W, A DISTANCE OF 39.22 FEET TO AN ANGLE POINT OF DESCRIBED EASEMENT;

THENCE, N 89°50'07" W, A DISTANCE OF 357.40 FEET TO THE SOUTHWEST CORNER OF DESCRIBED EASEMENT;

THENCE, N 00°10'05" E, A DISTANCE OF 271.08 FEET TO THE NORTHWEST CORNER OF DESCRIBED EASEMENT;

THENCE, S 89°49'55" E, A DISTANCE OF 125.85 FEET TO THE NORTHEAST OF DESCRIBED EASEMENT;

THENCE, S 33°22'41" W, A DISTANCE OF 78.49 FEET TO AN ANGLE POINT OF DESCRIBED EASEMENT;

THENCE, S 56°37'19" E, A DISTANCE OF 375.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.2878 ACRES (56,097 SQUARE FEET, ALL SHOWN ON THE ATTACHED EXHIBIT "A".

Surveyor's Certificate

I, LARRY W. MEDRANO LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION, EXHIBIT AND EASEMENT SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF AN ACTUAL FIELD SURVEY, AND THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

10/3/12

LARRY W. MEDRANO
N.M.P.S. NO. 11993

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

B Project # 1002632

APS Cluster Cibola

EXHIBIT B

FINAL
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 Flash Resourses, LLC ("Developer") effective as of this 18th day of January, 2013 and pertains to the subdivision commonly known as The Boulders-Phase 2, and more particularly described as Tract Number Two (2), Three (3) and Seven (7) of the Bulk Land Plat Sundance Estates (the "Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- __ units" with the number of units filled in.]

See Exhibit 1

(page 1 of 2 and page 2 of 2)

New legal Description: Lots 1 through Lots 113 of The Boulders-Phase 2

WHEREAS, 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;

DocH 2013007832
01/23/2013 11:22 AM Page: 1 of 5
AGRE R:$25.00 M. Toulouse Oliver, Bernalillo County

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee 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 August 1, 2011, the fee shall be $1075 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 shall 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.

PSFB Project # 1002632

APS Cluster Cibola

Signature

Pierre Amestoy, Managing Member
Name (typed or printed) and title

Flash Resourses, LLC
Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on January 18, 2013 by Pierre Amestoy, _____ as Managing Member of Flash Resourses, LLC, a corporation.

(Seal) OFFICIAL SEAL CYNTHIA LOUISE ABEYTA NOTARY PUBLIC-STATE OF NEW MEXICO My commission expires: 11-30-2016

Notary Public

My commission expires: November 30, 2016

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

April L. Winters, Facility Fee Planner
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on January 22, 2013, by April L. Winters _____ as Facility 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.

(Seal) OFFICIAL SEAL Anastasia Wolfe NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 6/17/2016

Notary Public

My commission expires: 6/17/2016

EXHIBIT 1

2011005 THE BOULDERS PHASE 2: ADDRESSES

DRB Project # 1002632

GEODE ROAD NW	
LOT #	ADDRESS
10	6012
11	6016
12	6020
13	6024
14	6028
15	6032
16	6036
17	6040
18	6044
19	6048
20	6050
21	6055
22	6051
23	6047
24	6043
25	6039
26	6035
27	6031
28	6027
29	6023
30	6019
31	6015
32	6009
33	6005
34	6001

ANDESITE DRIVE NW	
LOT #	ADDRESS
1	9601
2	9605
3	9609
4	9611
5	9615
6	9623
7	9627
8	9631
9	9635
35	9652
36	9648
37	9644
38	9640
39	9636
40	9632
41	9628
42	9624
43	9620
44	9616
45	9612
46	9608
47	9604
48	9600

ANDESITE DRIVE NW	
LOT #	ADDRESS
49	9536
50	9532
51	9528
52	9524
53	9520
54	9516
55	9512
106	9501
107	9505
108	9509
109	9511
110	9515
111	9519
112	9523
113	9527

IRON ROCK DRIVE NW	
LOT #	ADDRESS
56	9519
57	9523
58	9527
59	9531
60	9535
61	9532
62	9528
79	9524
80	9520
81	9516
82	9512
83	9508
84	9504

HUMMOCK ROADE NW	
LOT #	ADDRESS
101	6000
102	6004
103	6008
104	6012
105	6016

STONE RIDGE DRIVE NW	
LOT #	ADDRESS
85	9540
86	9536
87	9532
88	9528
89	9524
90	9520
91	9516
92	9512
93	9508
94	9504
95	9500
96	9505
97	9509
98	9511
99	9515
100	9519

SANDSTONE RIM DRIVE NW	
LOT#	ADDRESS
63	9527
64	9531
65	9532
66	9528
67	9524
68	9520
69	9516
70	9512
71	9508
72	9504
73	9500
74	9509
75	9511
76	9515
77	9519
78	9523

February 13 - 2013

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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/Approval (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L A

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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: rrb@tierrawestllc.com

APPLICANT: Flash Resources, 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: Amendment to Preliminary Plat (with minor changes)

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

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

Lot or Tract No. Tracts A & B Block: Unit:
Subdiv/Addn/TBKA: The Boulders
Existing Zoning: R-LT Proposed zoning: No Changes MRGCD Map No
Zone Atlas page(s): B-10 & B-11 UPC Code: 101006545911040726 / 101006552005140725

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: 2 No. of **proposed** lots: 113 Lots 7 Tracts Total site area (acres): 43.5247 +/-
LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd. NW
Between: Paradise Blvd. NW and Paseo del Norte, NW

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE DATE October 23, 2012
(Print Name) Vincent P. Carrica, PE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

- ☒ **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
12 DRB - 70341	APP		$ 50.00
-	CMF		$ 20.00
-			$
-			$
-			$
		Total	$ 70.00

Hearing date Oct. 31, 2012

10-23-12
Staff signature & Date

Project # 1002632

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

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
___ Zone Atlas map with the entire property(ies) clearly outlined
___ Letter briefly describing, explaining, and justifying the request
___ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

___ Preliminary Plat reduced to 8.5" x 11"
___ Zone Atlas map with the entire property(ies) clearly outlined
___ Letter briefly describing, explaining, and justifying the request
___ Copy of DRB approved infrastructure list
___ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
___ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
___ Design elevations & cross sections of perimeter walls **3 copies**
___ Zone Atlas map with the entire property(ies) clearly outlined
___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
___ Copy of recorded SIA
___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
___ List any original and/or related file numbers on the cover application
___ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

___ 5 Acres or more: Certificate of No Effect or Approval
___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
___ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
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___ Fee (see schedule)
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___ Infrastructure list if required **(verify with DRB Engineer)**
___ DXF file and hard copy of final plat data for AGIS is required.

☒ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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.

_X_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
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Amended preliminary plat approval expires after one year

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

Vincent P. Carrica, PE
Applicant name (print)

October 23, 2012
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12 - DRB - 70341
___ - ___ - ___
___ - ___ - ___

10-23-12
Planner signature / date

Project # 1002632

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

		S	Z	
SUBDIVISION				**ZONING & PLANNING**
X	Major subdivision action			___ Annexation
___	Minor subdivision action			
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SITE DEVELOPMENT PLAN		P		___ Adoption of Rank 2 or 3 Plan or similar
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___	Cert. of Appropriateness (LUCC)			
		L	A	**APPEAL / PROTEST of...**
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SIGNATURE ___ DATE October 23, 2012
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FOR OFFICIAL USE ONLY **Revised: 4/2012**

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			$
			$
			$
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Hearing date Oct. 31, 2012

10-23-12
Staff signature & Date

Project # 1002632

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Vincent P. Carrica, PE
Applicant name (print)
October 23, 2012
Applicant signature / date

Form revised **October 2007**

☒ Checklists complete
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Application case numbers
12 - DRB - 70341
____ - ____ - ____
____ - ____ - ____

10-23-12
Planner signature / date

Project # 1002632

gw

TIERRA WEST, LLC

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

October 24, 2012

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: MINOR REVISION TO PRELIMINARY PLAT & INFRASTRUCTURE LIST
THE BOULDERS – PHASE 2
PROJECT # 1002632
ZONE ATLAS PAGE B-10 & B-11

Dear Mr. Cloud:

Tierra West LLC, on behalf of Flash Resources LLC, requests following approvals for Phase 2 of The Boulders Subdivision.

A. Amendment to approved infrastructure list – pertaining to storm drain diameter and extents for Andesite Drive and Geode Rd and pertaining to minor changes to waterline sizes.
B. Amendment to approve preliminary plat and infrastructure list – pertaining to an increase in right of way width for Monolith Drive.

The storm drain in Andesite Drive and Geode Road was increased in size to address comments received from review of the infrastructure plans at DRC. Two runs of waterline piping were adjusted from 8" to 6" and 4" to address comments received from review of infrastructure plans at DRC.

The right of way width for Monolith Drive is being increased from 71ft to 78ft to allow for the construction of the attached typical section with a wider proposed median to match the median constructed with Phase I.

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

Sincerely,

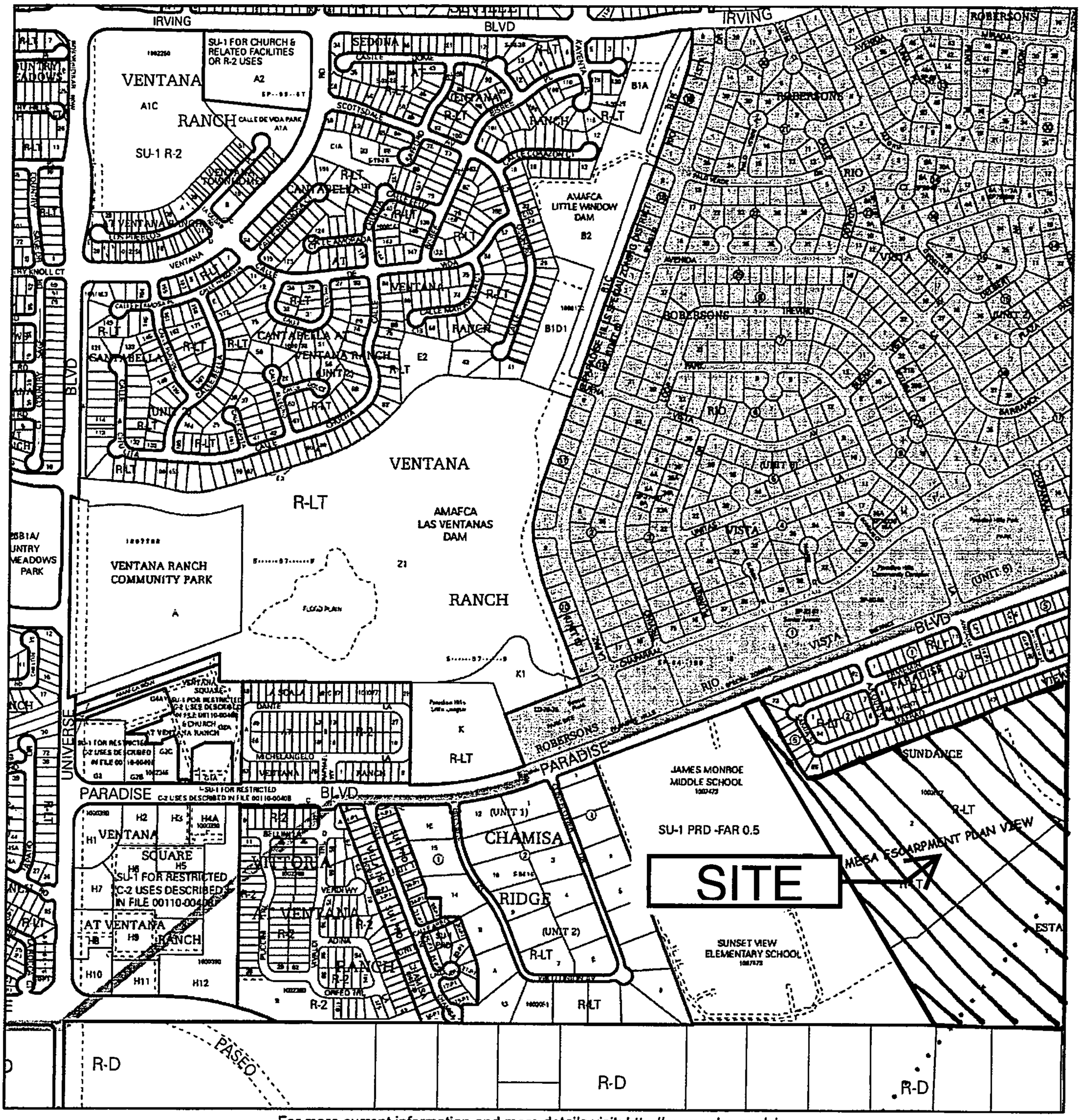
Vincent Carrica, P.E.

Enclosure/s

cc: Pierre Amestoy – Flash Resources, LLC

JN: 2011005
VC/cla

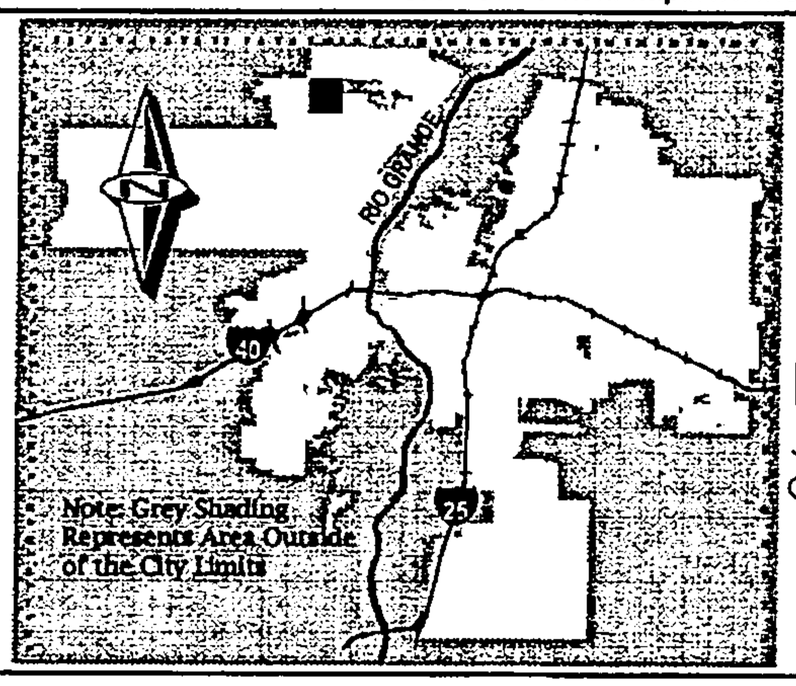
Z:\2011\2011005 The Boulders - Pierre\Correspondence\2011005 Jack Cloud Phase II Amend Sketch Plat 10-23-12.doc



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



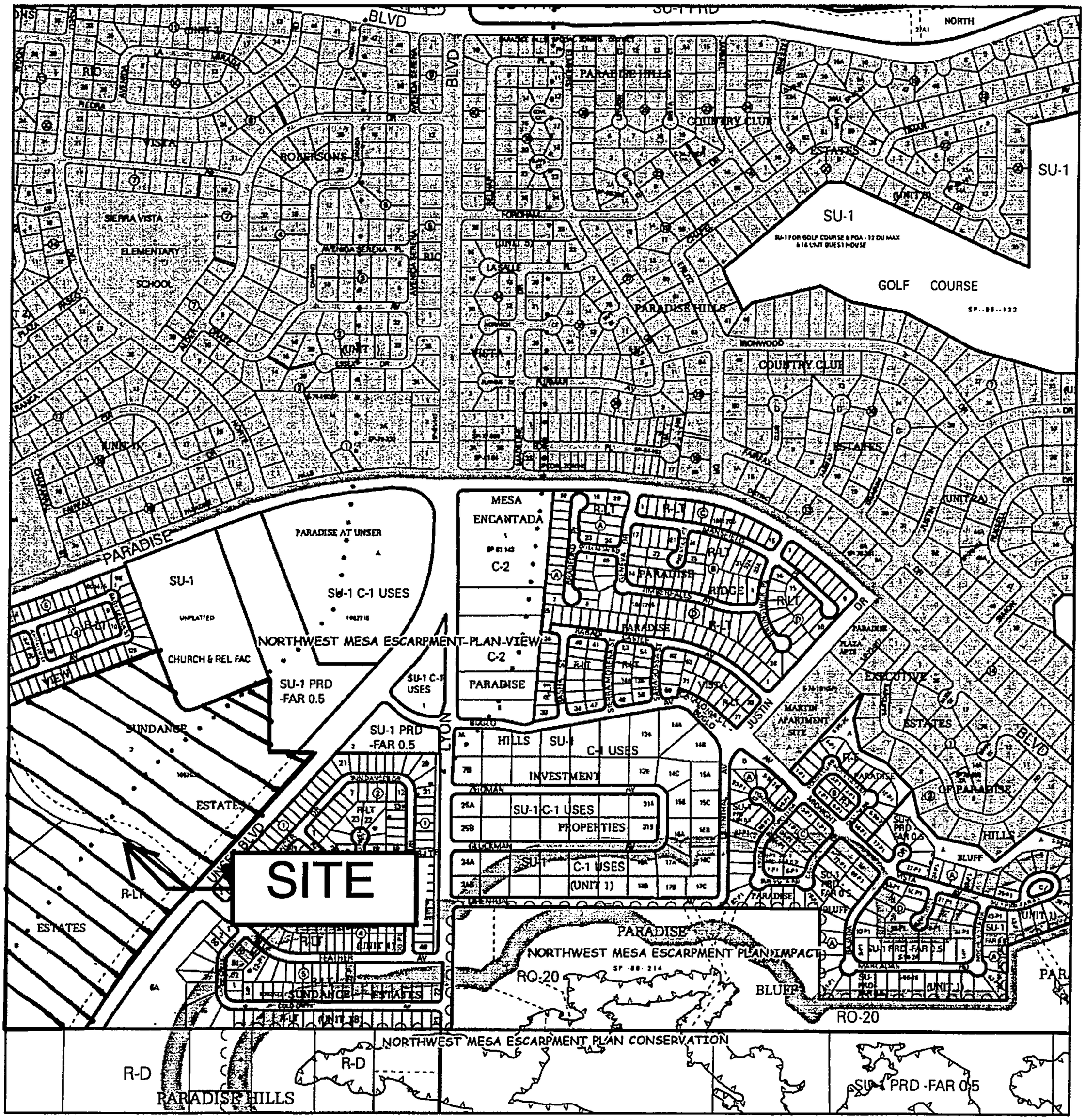
Zone Atlas Page:

B-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



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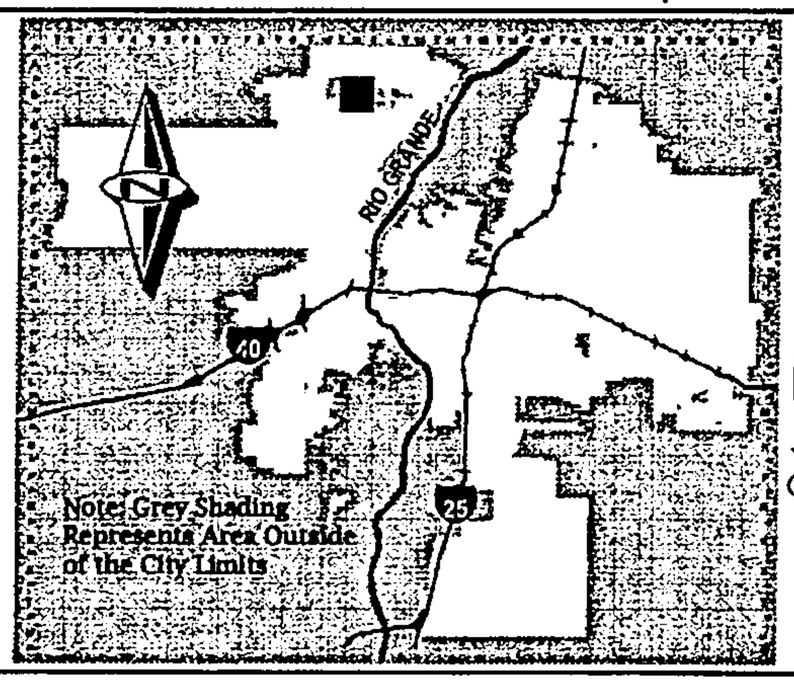

Zone Atlas Page:

B-11-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
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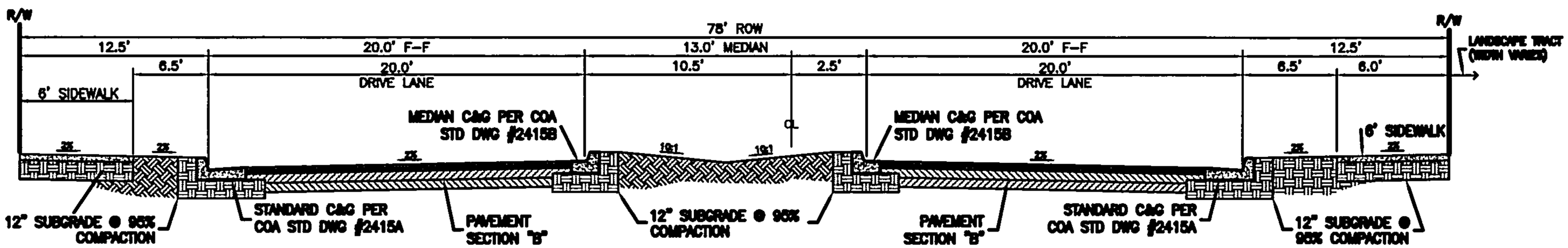
0 750 1,500 Feet



MONOLITH DRIVE

NTS

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- X Major subdivision action
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- ____ for Building Permit
- ____ Administrative Amendment/Approval (AA)
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S Z ZONING & PLANNING
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V
- ____ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)

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D
- ____ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...
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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: rrb@tierrawestllc.com

APPLICANT: Flash Resources, 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: Amendment to Preliminary Plat (with minor changes)

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

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

Lot or Tract No. Tracts A & B Block: ____ Unit: ____
Subdiv/Addn/TBKA: The Boulders
Existing Zoning: R-LT Proposed zoning: No Changes MRGCD Map No ____
Zone Atlas page(s): B-10 & B-11 UPC Code: 101006545911040726 / 101006552005140725

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: 2 No. of **proposed** lots: 113 Lots 7 Tracts Total site area (acres): 43.5247 +/-
LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd. NW
Between: Paradise Blvd. NW and Paseo del Norte, NW

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ____

SIGNATURE ____ DATE October 23, 2012
(Print Name) Vincent P. Carrica, PE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

☒ **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
12 DRB - 70341	APP	___	$ 50.00
____ - ____	CMF	___	$ 20.00
____ - ____	____	___	$ ____
____ - ____	____	___	$ ____
____ - ____	____	___	$ ____
			Total $ 70.00

Hearing date Oct. 31, 2012

10-23-12
Staff signature & Date

Project # 1002632

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

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
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__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

☒ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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.

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

Vincent P. Carrica, PE
Applicant name (print)
October 23, 2012
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12 - DRB - 70341
____ - ____ - ____
____ - ____ - ____

10-23-12
Planner signature / date

Project # 1002632

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

	S	Z	
SUBDIVISION			**ZONING & PLANNING**
X Major subdivision action			___ Annexation
___ Minor subdivision action			
___ Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		___ Adoption of Rank 2 or 3 Plan or similar
___ for Subdivision			___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ for Building Permit			
___ Administrative Amendment/Approval (AA)			
___ 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, ZEO, ZHE, Board of Appeals, other
___ 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.

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FOR OFFICIAL USE ONLY **Revised: 4/2012**

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☐ F.H.D.P. fee rebate	Hearing date Oct. 31, 2012			$ 70.00

10-23-12
Staff signature & Date

Project # 1002632

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Vincent P. Carrica, PE
Applicant name (print)

October 23, 2012
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Form revised **October 2007**

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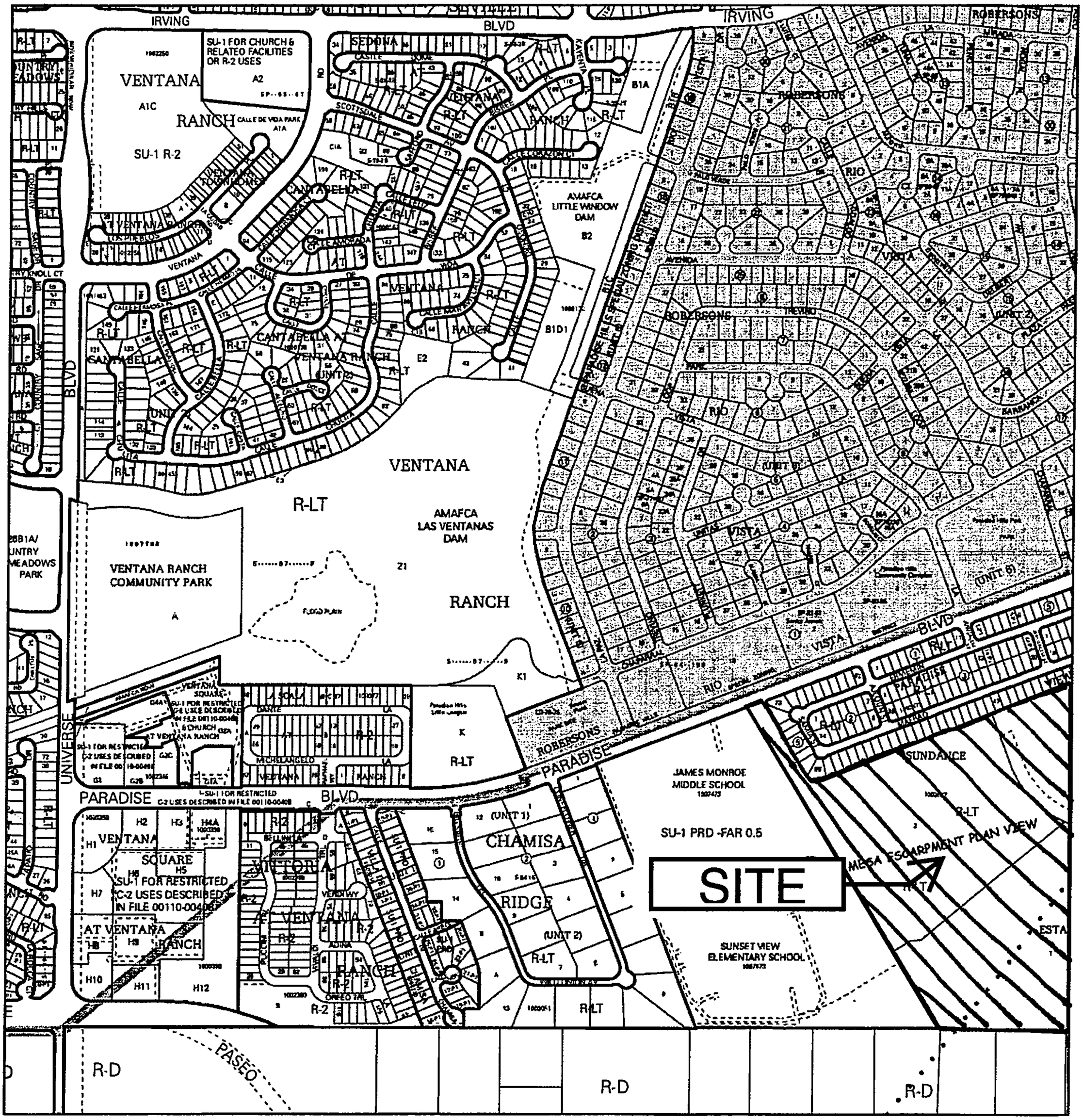
10-23-12
Planner signature / date

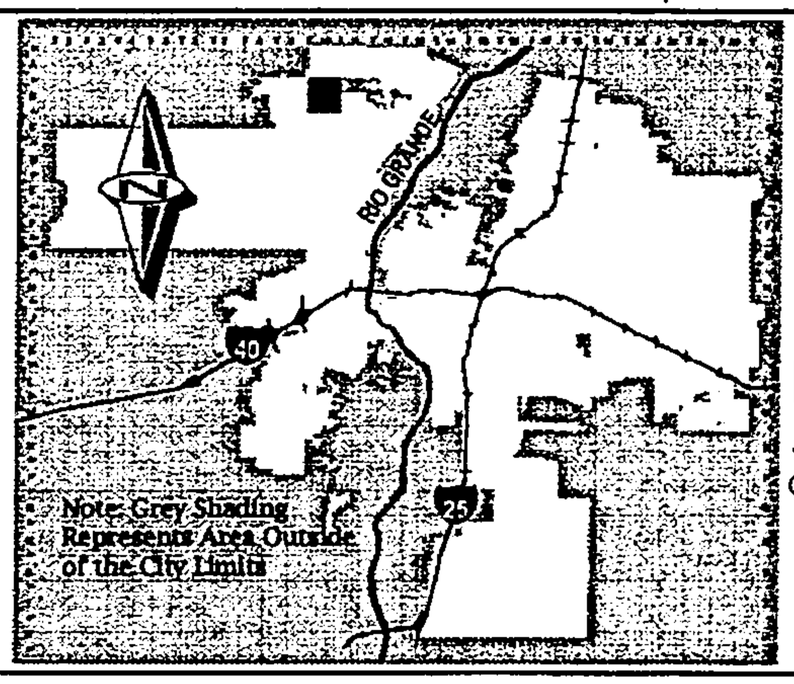
Project # 1002632



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



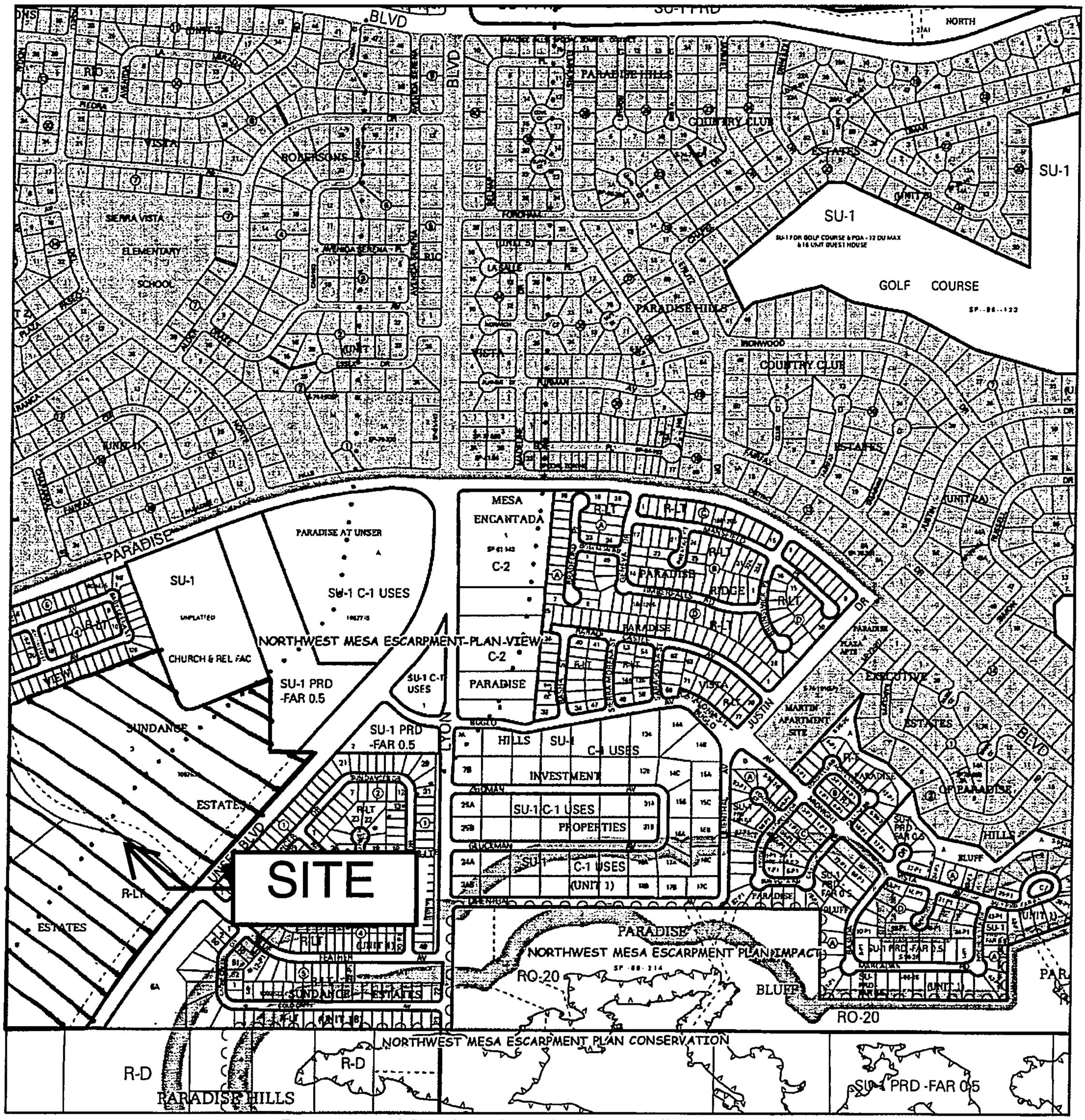
Zone Atlas Page:

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



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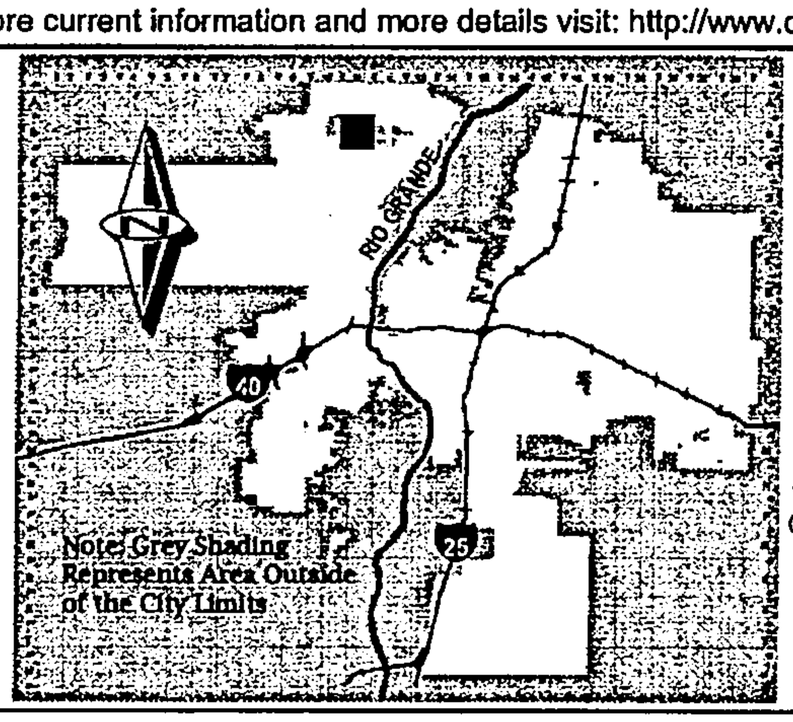


Zone Atlas Page:

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

JW

TIERRA WEST, LLC

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

October 23, 2012

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: MINOR REVISION TO PRELIMINARY PLAT INFRASTRUCTURE LIST
THE BOULDERS – PHASE 2
PROJECT # 1002632
ZONE ATLAS PAGE B-10 & B-11

Dear Mr. Cloud:

Tierra West LLC, on behalf of Flash Resources LLC, requests following approvals for Phase 2 of The Boulders Subdivision.

A. Amendment to approved infrastructure list – pertaining to storm drain diameter and extents for Andesite Drive and Geode Rd,
B. Amendment to approve preliminary plat and infrastructure list – pertaining to an increase in right of way width for Monolith Drive.

The storm drain in Andesite Drive and Geode Road was increased in size to address comments received from review of the infrastructure plans at DRC.

The right of way width for Monolith Drive is being increased from 71ft to 78ft to allow for the construction of the attached typical section with a wider proposed median to match the median constructed with Phase I.

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

Sincerely,

Vincent Carrica, P.E.

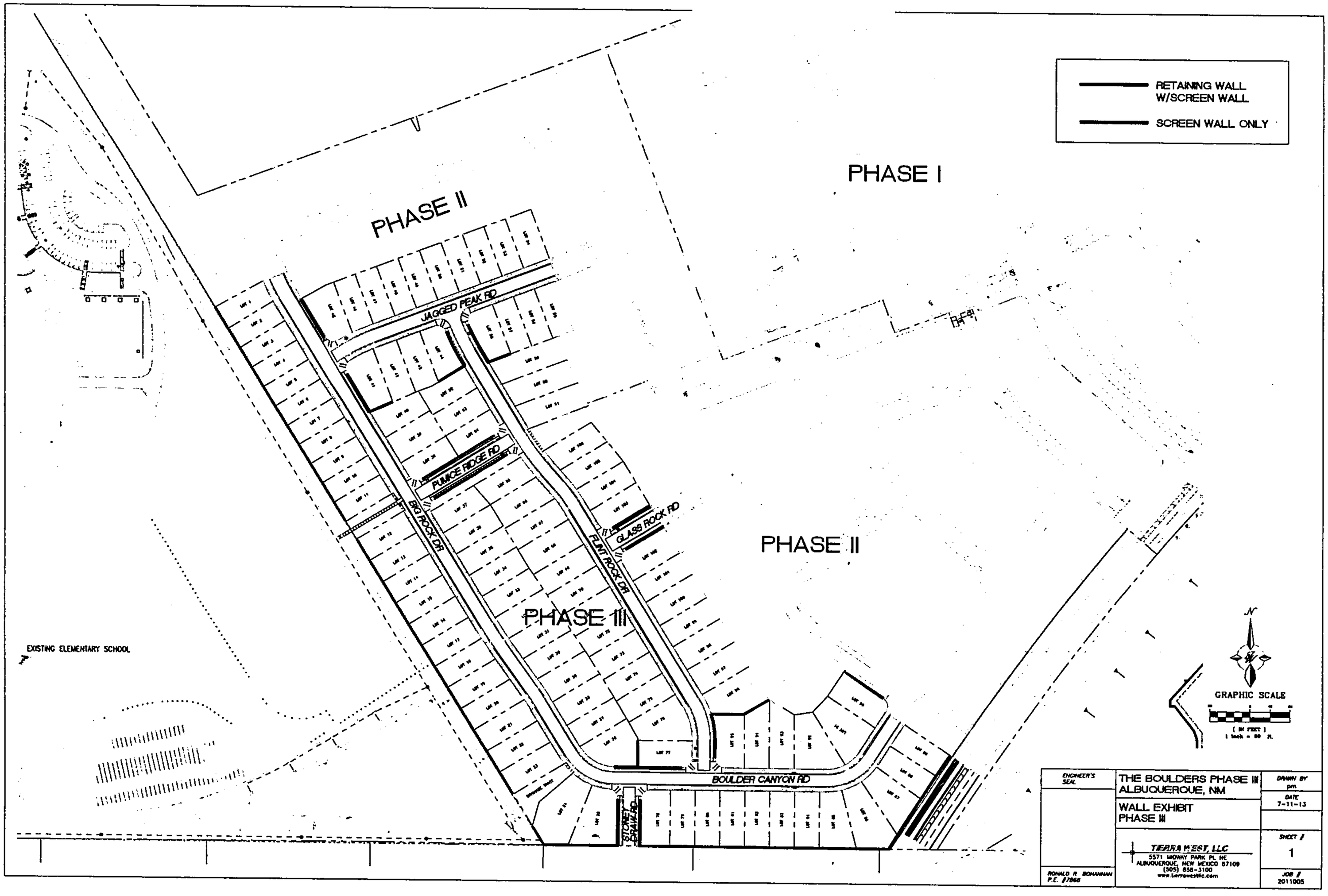
Enclosure/s

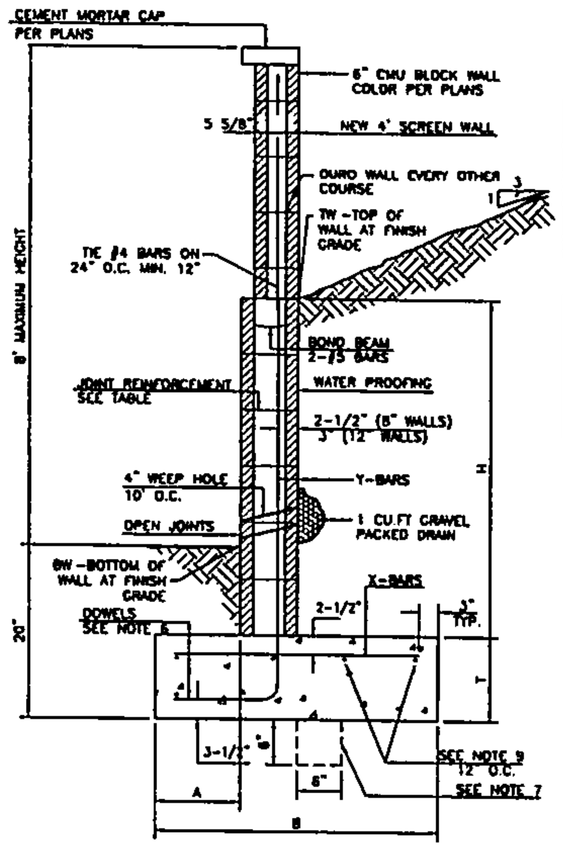
cc: Pierre Amestoy – Flash Resources, LLC

JN: 2011005
VC/cla

Z:\2011\2011005 The Boulders - Pierre\Correspondence\2011005 Jack Cloud Phase II Amend Sketch Plat 10-23-12.doc

#1002632
7-23-14





RETAINING W/ SCREEN WALL DETAIL

NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

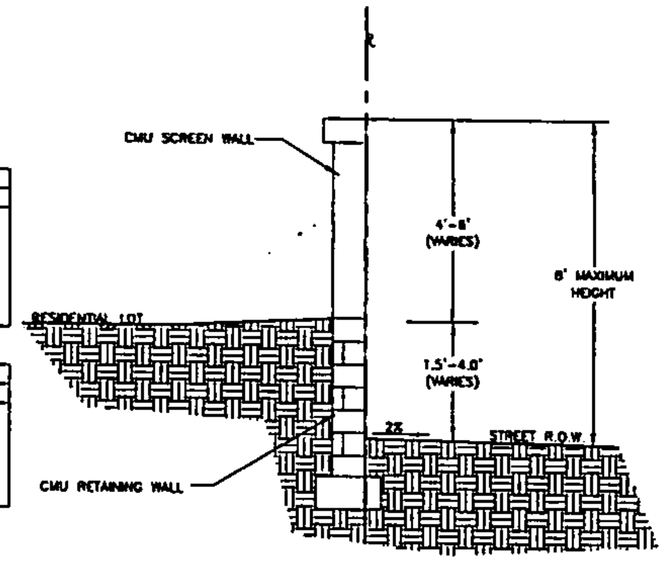
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3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

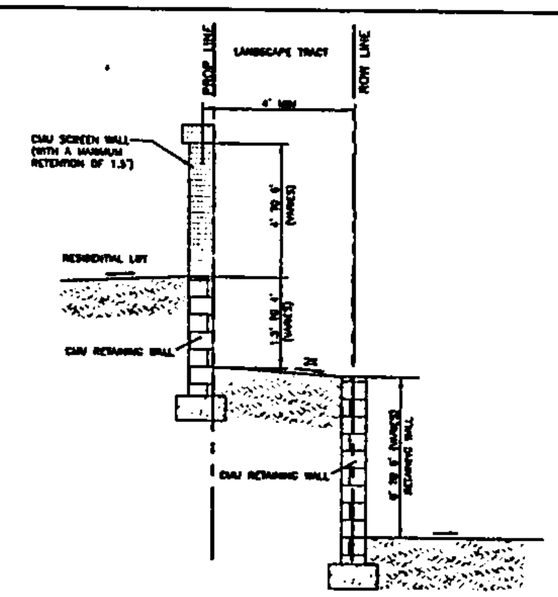
GENERAL NOTES:

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 Y-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 WALL W/ SCREEN WALL DETAIL- TYPICAL

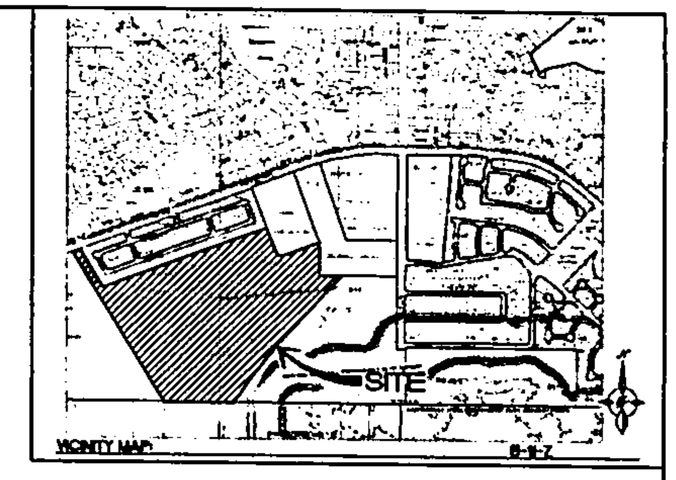
NTS



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

STEPPED RETAINING WALL W/ SCREEN WALL DETAIL

NTS

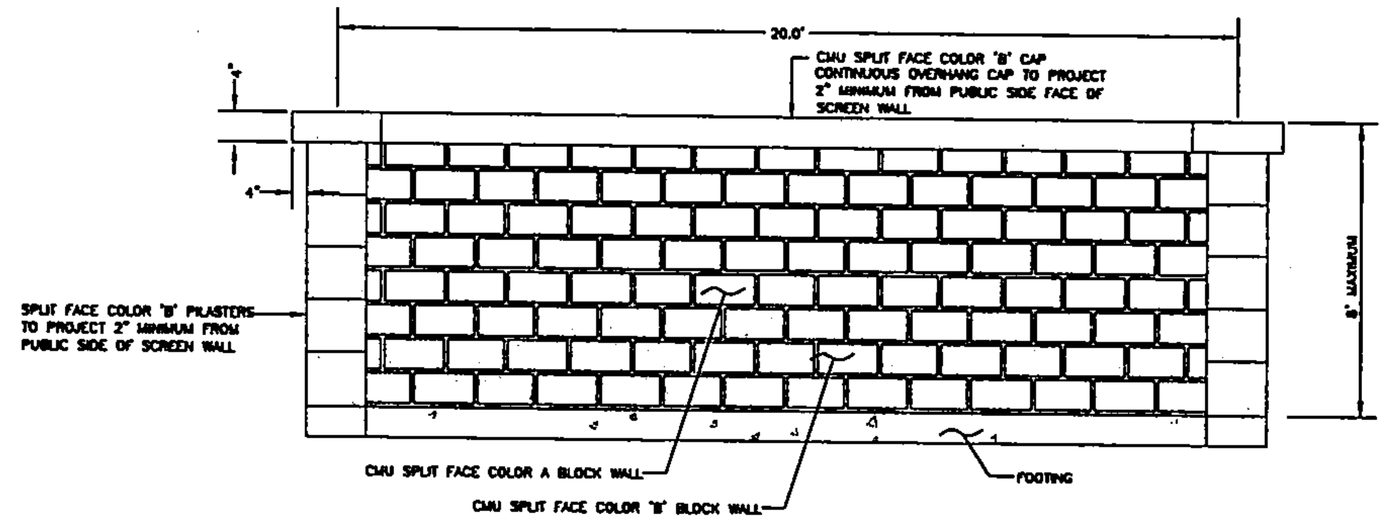


LEGAL DESCRIPTION

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 383.

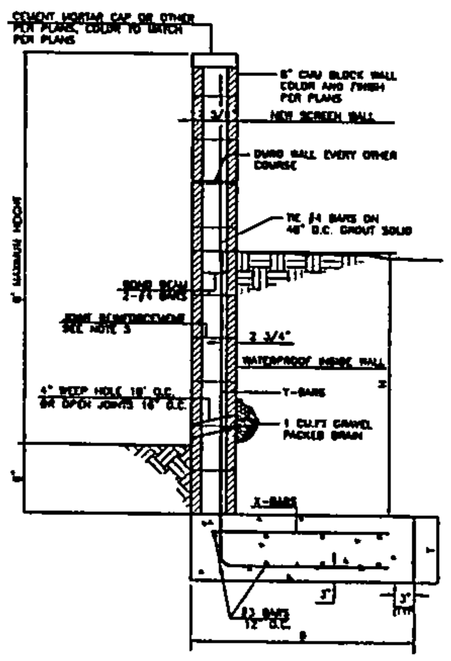
INTERSECTION LOCATION

LOCATED AT UNSER BLVD. & PARADISE BLVD.



SCREENWALL/RETAINING WALL- ELEVATION FOR STREET FACING WALL

NTS



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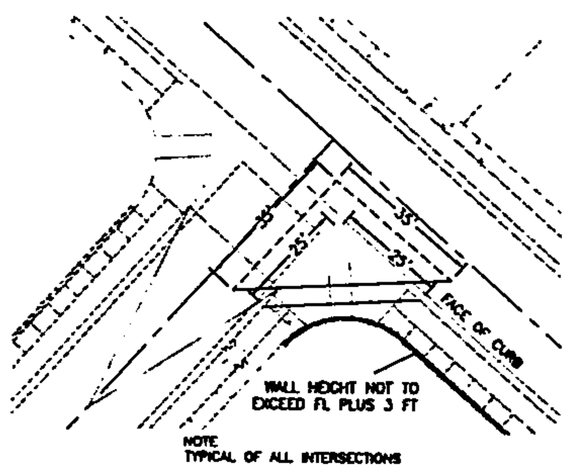
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60. ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'
7. 30 BAR DIAMETER LAPS TYPICAL.
8. DUR-O-WAL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
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'-8"	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

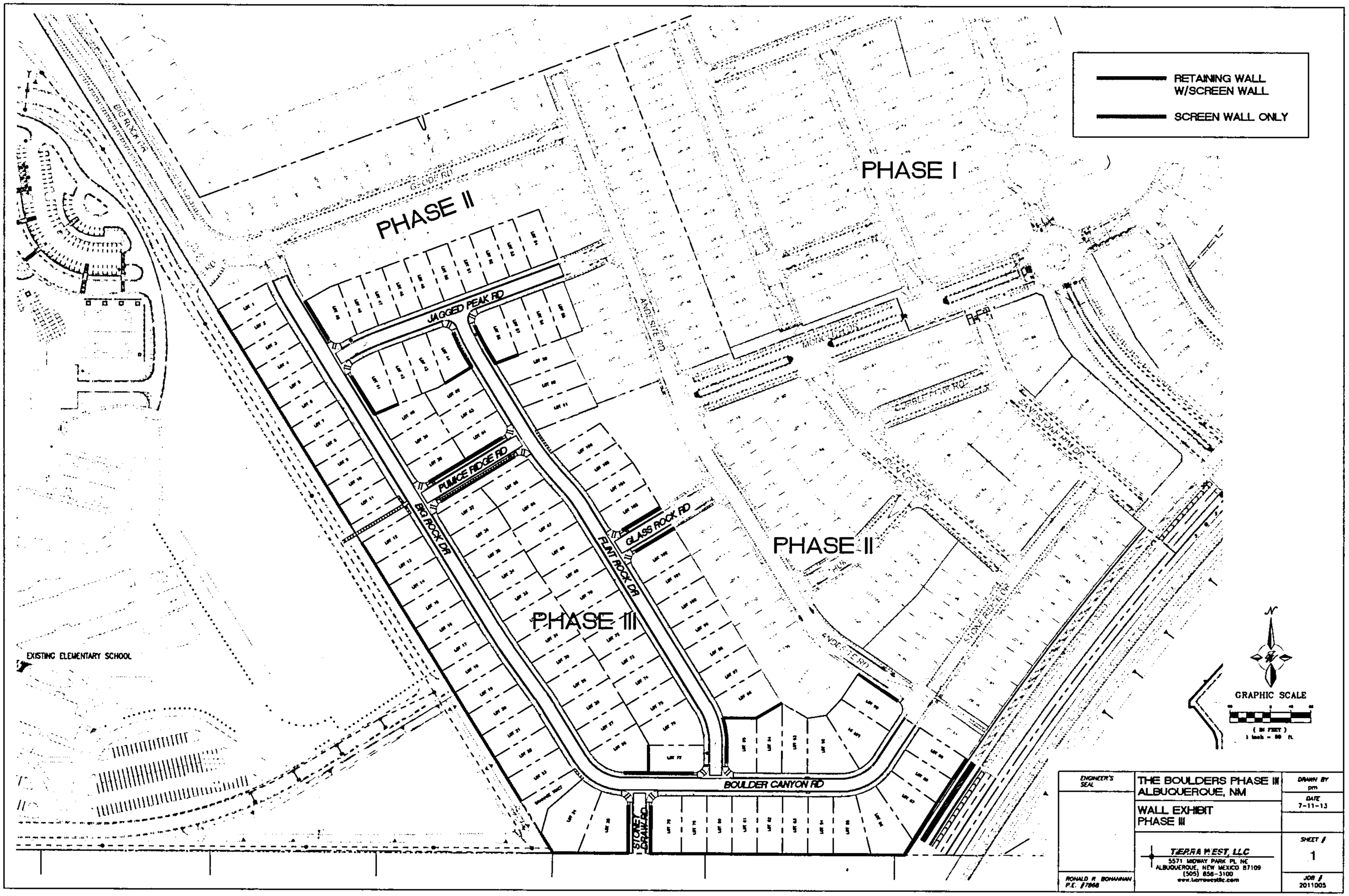
NTS

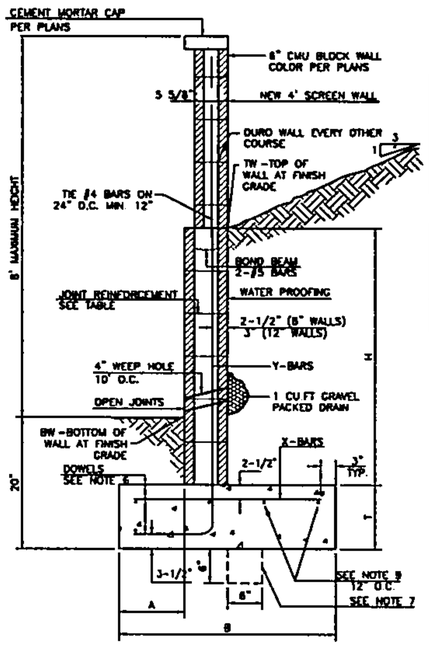


NOTE
TYPICAL OF ALL INTERSECTIONS

SIGHT TRIANGLE FOR STANDARD INTERSECTION

ENGINEER'S SEAL	THE BOULDERS PHASE III ALBUQUERQUE, NM	DRAWN BY pm
	WALL EXHIBIT PHASE III	DATE 7-11-13
	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 # 2011003


RETAINING WALL W/SCREEN WALL
SCREEN WALL ONLY
PHASE I
PHASE II
PHASE II
PHASE III
GEODE RD
JAGGED PEAK RD
PUMICE RIDGE RD
GLASS ROCK RD
BIG ROCK DR
FLINT ROCK DR
BOULDER CANYON RD
STONEY BRAIN RD
ANDESITE RD
MONKSHOOD DR
COBBLE PEAK RD
JASPER PLAZA
STONE RIDGE DR
EXISTING ELEMENTARY SCHOOL
GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.
ENGINEER'S SEAL
RONALD R. BONANNAN
P.E. #7868
THE BOULDERS PHASE III
ALBUQUERQUE, NM
WALL EXHIBIT
PHASE III
TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com
DRAWN BY
pm
DATE
7-11-13
SHEET #
1
JOB #
2011005



RETAINING W/ SCREEN WALL DETAIL

NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

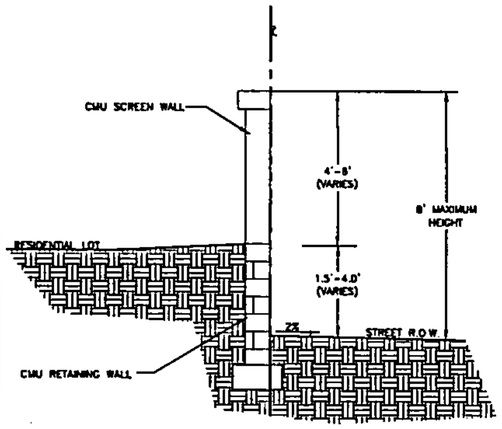
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"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

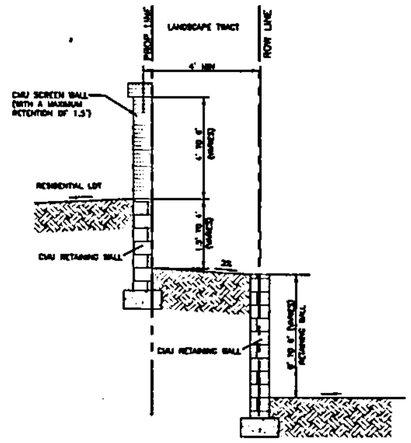
GENERAL NOTES:

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 Y-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 WALL W/ SCREEN WALL DETAIL- TYPICAL

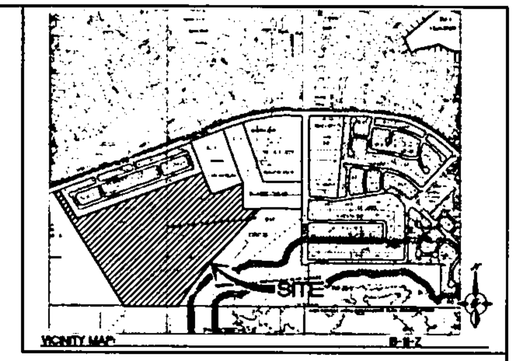
NTS



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

STEPPED RETAINING WALL W/ SCREEN WALL DETAIL

NTS

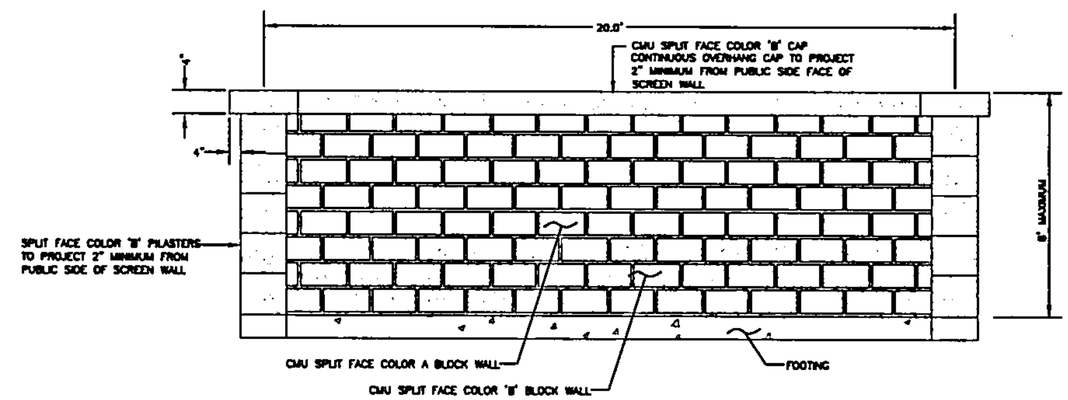


LEGAL DESCRIPTION:

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.

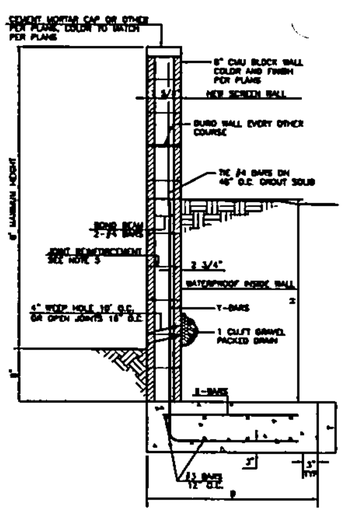
INTERSECTION LOCATION:

LOCATED AT UNSER BLVD. & PARADISE BLVD.



SCREENWALL/RETAINING WALL- ELEVATION FOR STREET FACING WALL

NTS



L-FOOTING RETAINING WALL DETAIL

NTS

GENERAL NOTES:

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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 18" O.C. TYPICAL AT FIRST COURSE.
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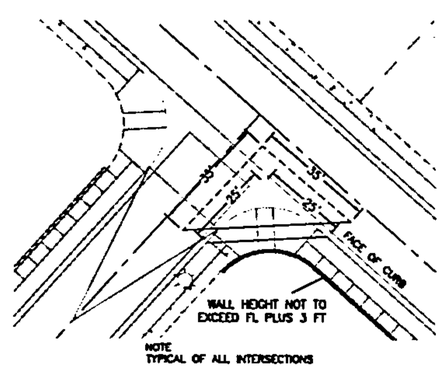
11. SOLID MASONRY CAP COURSE TYPICAL.
12. WATER PROOF WALL.

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

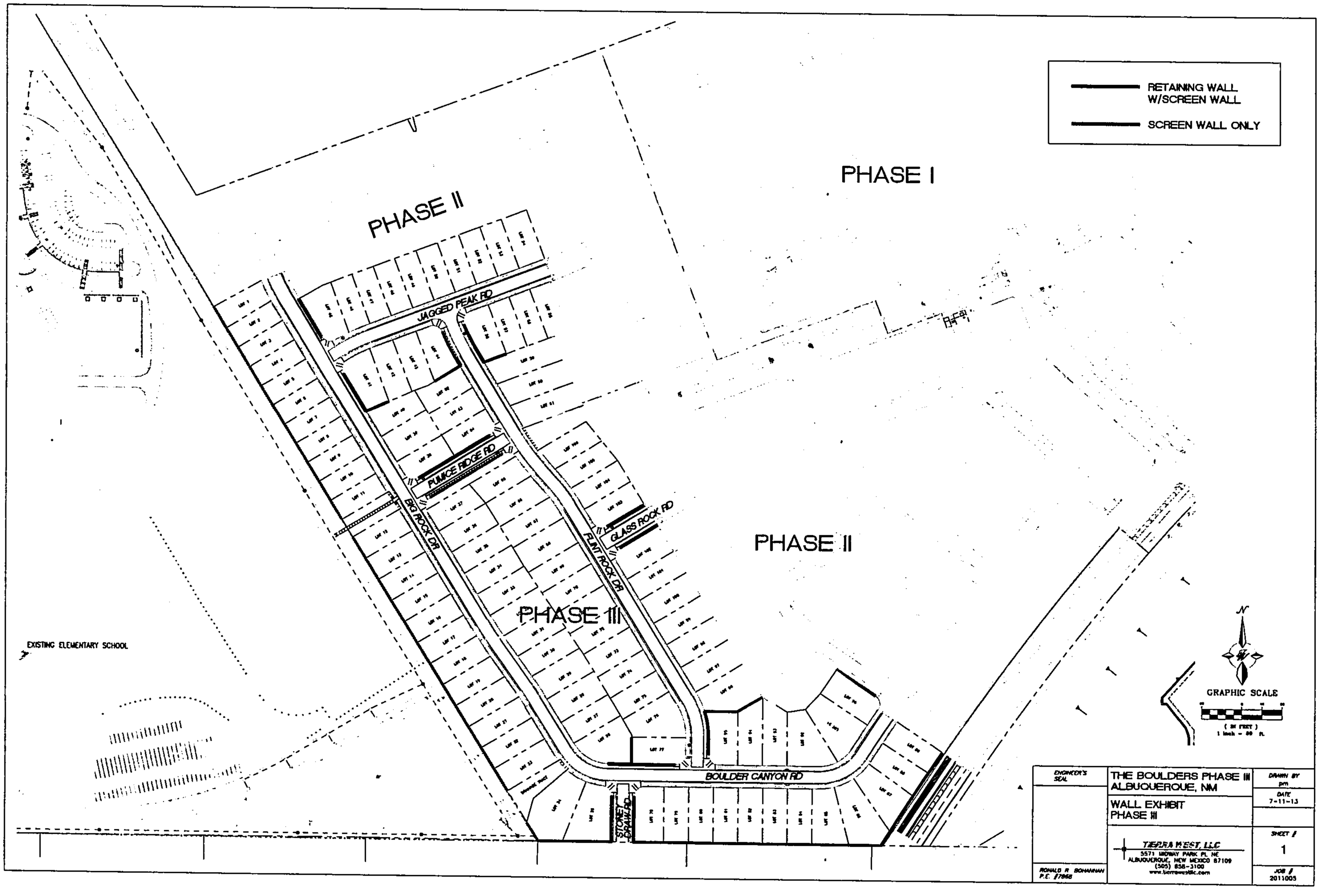
H	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.		
1'-4"	1'-9"	9"	#4 @ 24" O.C.	
2'-0"	2'-0"	9"	#4 @ 24" O.C.	
2'-8"	2'-6"	9"	#4 @ 24" O.C.	
3'-4"	2'-9"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-0"	3'-3"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-8"	4'-0"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
5'-4"	5'-0"	12"	#4 @ 8" O.C.	#4 @ 8"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

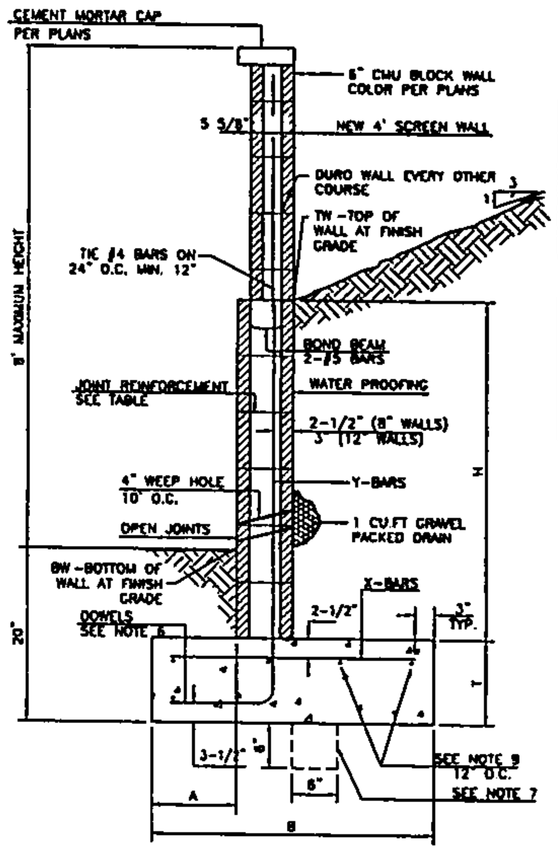


NOTE
TYPICAL OF ALL INTERSECTIONS

SIGHT TRIANGLE FOR STANDARD INTERSECTION

ENGINEER'S SEAL	THE BOULDERS PHASE III ALBUQUERQUE, NM	DRAWN BY pm
	WALL EXHIBIT PHASE III	DATE 7-11-13
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.terrawestllc.com	SHEET # 2
RONALD R. BONANNAN P.E. #7868		JOB # 2011005


RETAINING WALL W/SCREEN WALL
SCREEN WALL ONLY
PHASE I
PHASE II
PHASE III
JAGGED PEAK RD
PUMICE RIDGE RD
GLASS ROCK RD
BIG ROCK DR
FLINT ROCK DR
BOULDER CANYON RD
STONEY BRAIN RD
EXISTING ELEMENTARY SCHOOL
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
ENGINEER'S SEAL
RONALD R. BOHANNAN
P.E. #7868
THE BOULDERS PHASE III
ALBUQUERQUE, NM
WALL EXHIBIT
PHASE III
TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com
DRAWN BY
pm
DATE
7-11-13
SHEET #
1
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.	
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 @18" 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 @18" 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:

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4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
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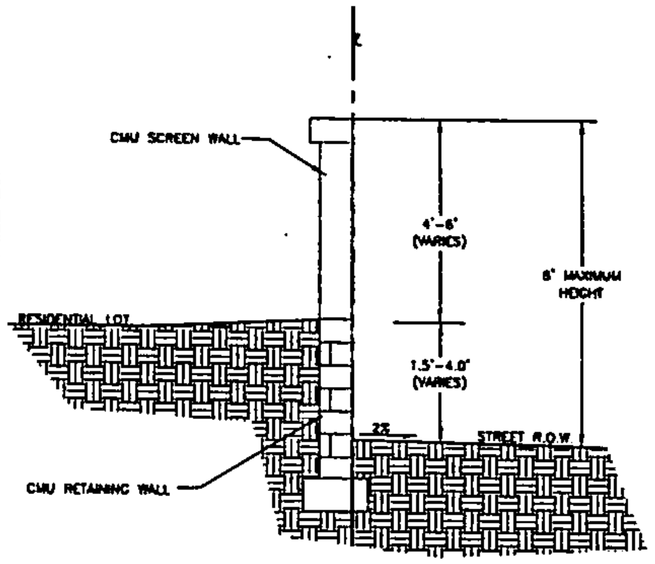
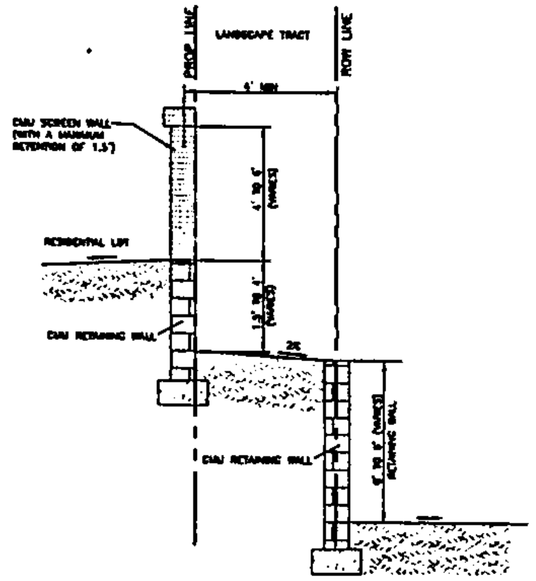
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO Y-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
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
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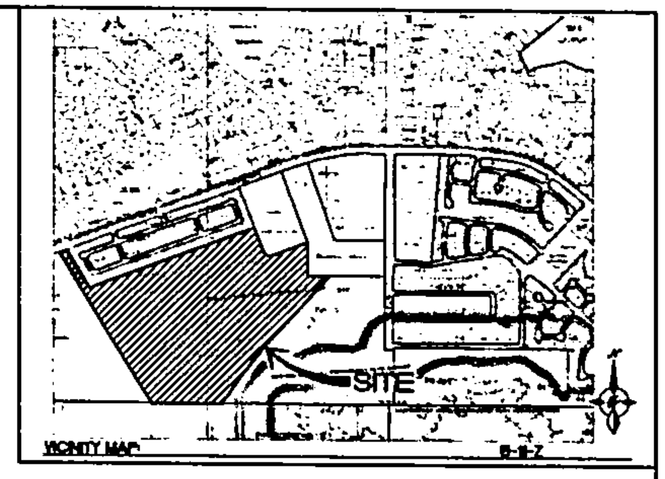
STEPPED RETAINING WALL W/ SCREEN WALL DETAIL

NTS

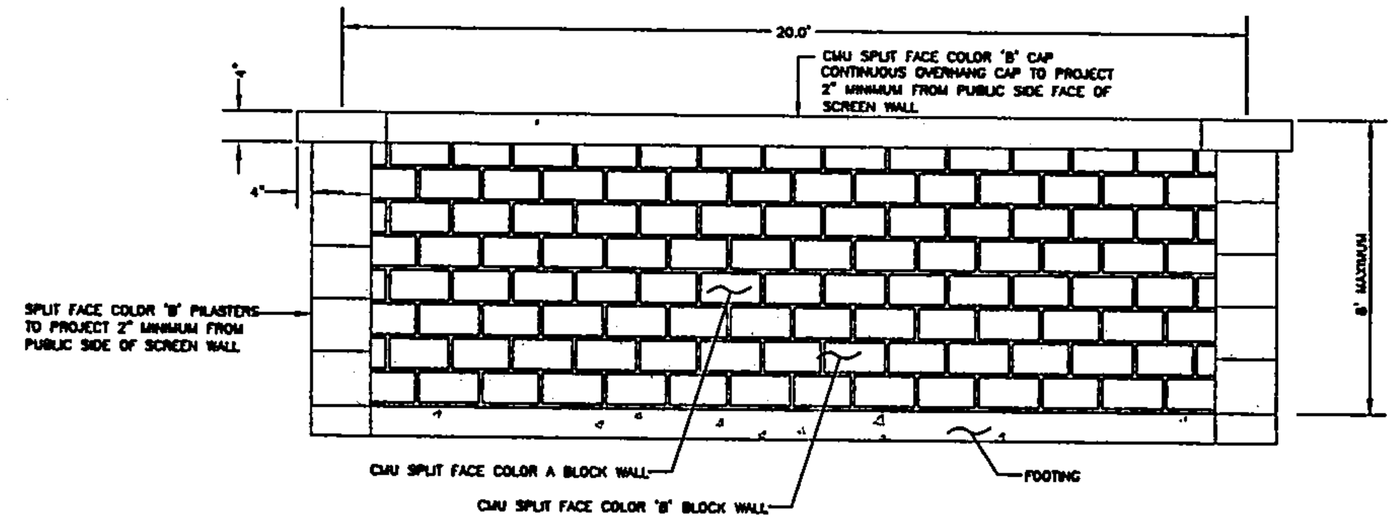


LEGAL DESCRIPTION:

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.

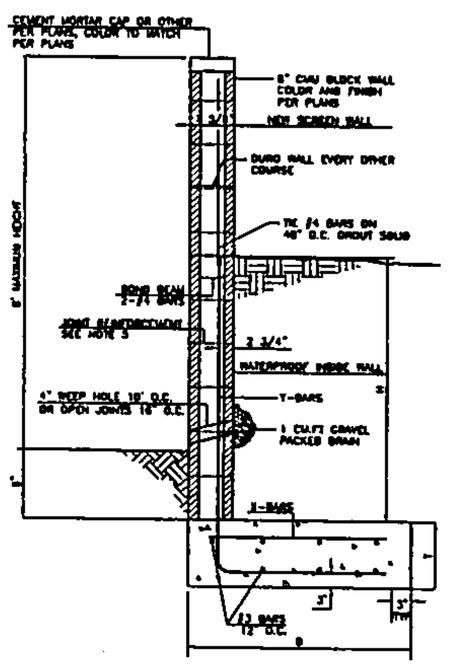
INTERSECTION LOCATION:

LOCATED AT UNSER BLVD. & PARADISE BLVD.



SCREENWALL/RETAINING WALL- ELEVATION FOR STREET FACING WALL

NTS



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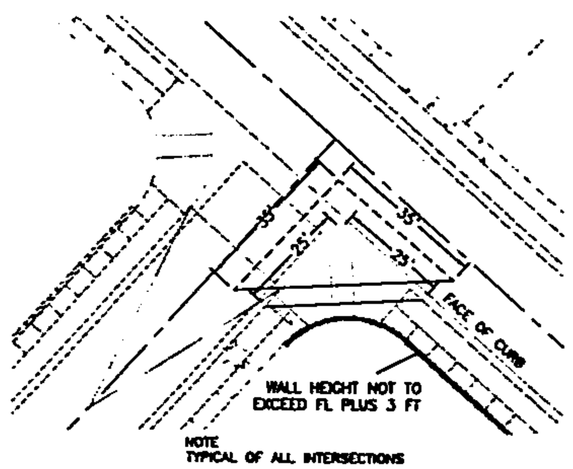
2'-0"	2'-0"	9"	#4 @ 24" O.C.	
2'-8"	2'-6"	9"	#4 @ 24" O.C.	
3'-4"	2'-9"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-0"	3'-3"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-8"	4'-0"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
5'-4"	5'-0"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.
6'-0"	5'-6"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.

L-FOOTING RETAINING WALL DETAIL

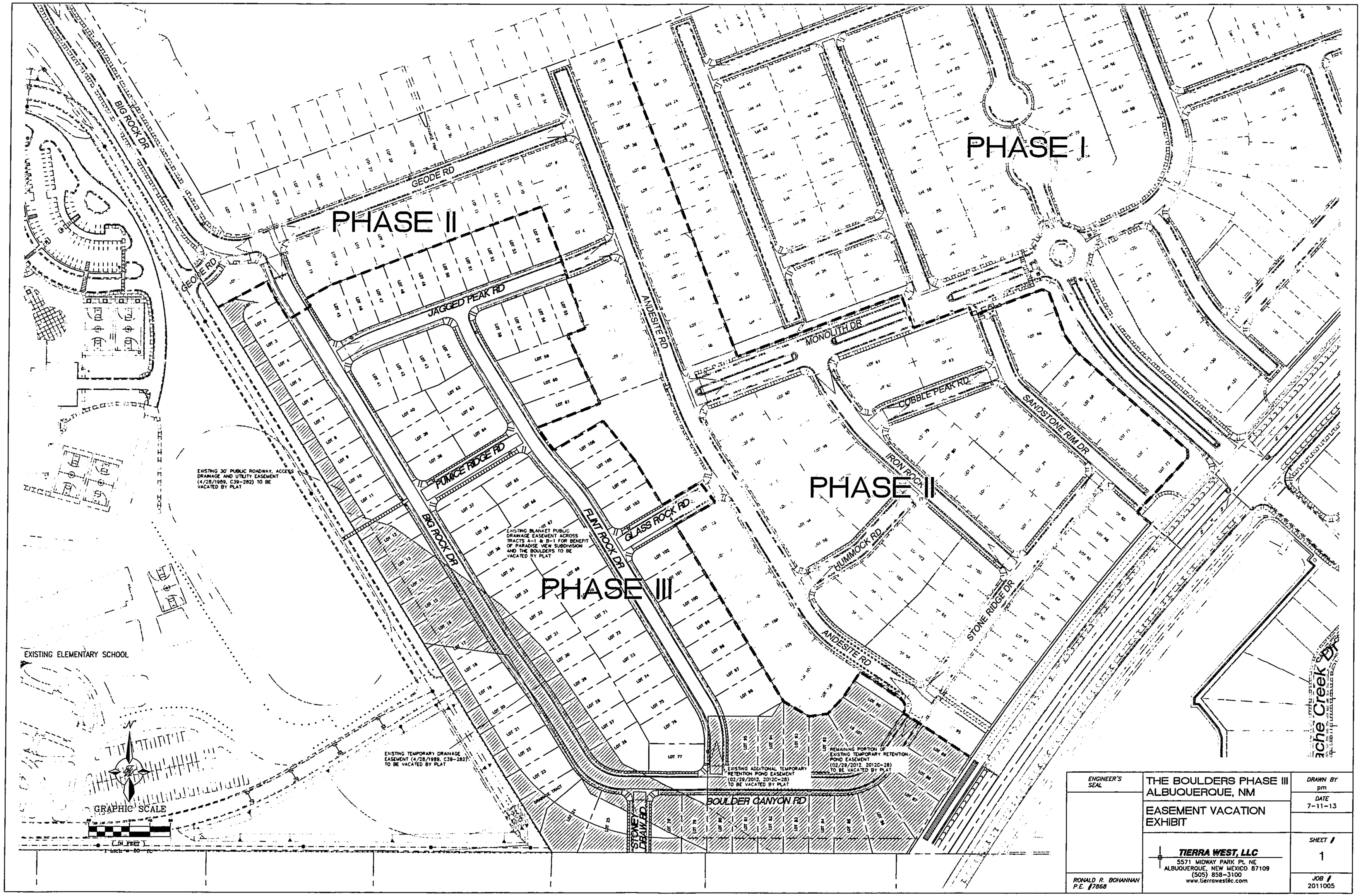
NTS



NOTE
TYPICAL OF ALL INTERSECTIONS

SIGHT TRIANGLE FOR STANDARD INTERSECTION

ENGINEER'S SEAL	THE BOULDERS PHASE III ALBUQUERQUE, NM	DRAWN BY pm
	WALL EXHIBIT PHASE III	DATE 7-11-13
	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 # 2011003



ENGINEER'S SEAL	THE BOULDERS PHASE III ALBUQUERQUE, NM	DRAWN BY pm
	EASEMENT VACATION EXHIBIT	DATE 7-11-13
	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

19

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 Maez
Title: Authorized Agent

Approved: CITY OF ALBUQUERQUE

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

Mary Herrera Bern. Co. EASE R 19.00
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Page: 1 of 6
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STATE OF NEW MEXICO)
)SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 3rd day of Oct, 2015 by Mike Martella, its Authorized Agent, on behalf of Cabion Aviation 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

Mary Herrera Bern. Co. EASE R 19.00
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Page: 2 of 6
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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:

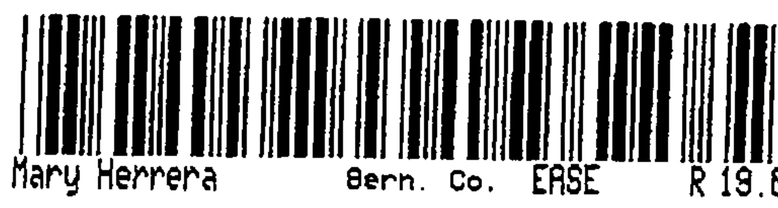
(a) execute such documents as the Authorized Agent may deem necessary or desirable for Company purposes, including but not limited to contracts, deeds, conveyances, documents concerning loans and including documents concerning Company bank accounts and other Company assets and activities;

(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

2005150965
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Page: 4 of 6
10/11/2005 04:25P
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Mary Herrera Bern. Co. EASE R 19.00

EXHIBIT A

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

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Page: 5 of 6
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EXHIBIT A

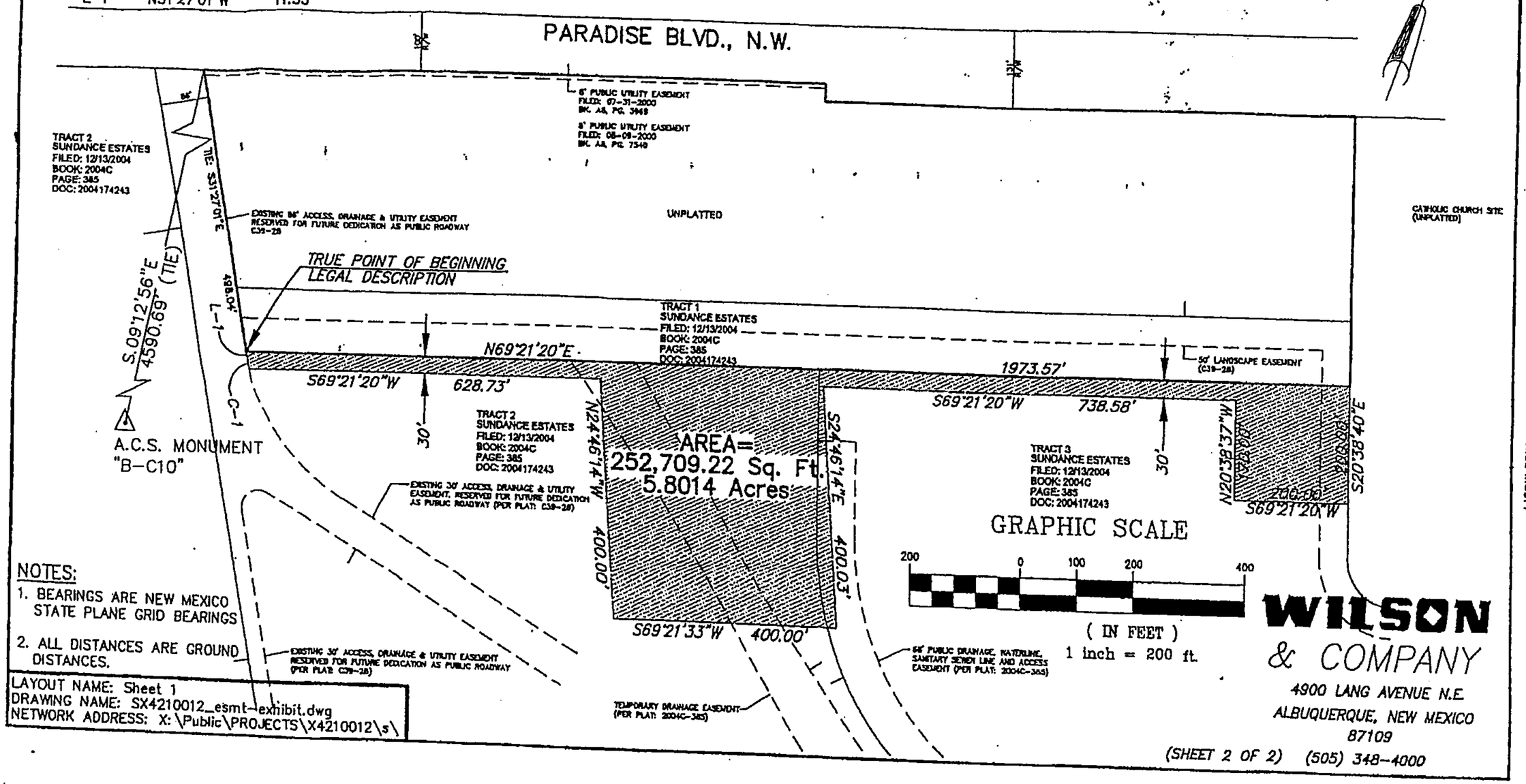
EXHIBIT OF TEMPORARY DRAINAGE AND GRADING EASEMENT

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'



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)

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Page: 6 of 6
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R 19.00
Mary Herrera Bern. Co. EASE

DEFERRED SIDEWALK

PHASE I

PHASE II

PHASE III

BIG ROCK DR

GEODE RD

JAGGED PEAK RD

PUMICE RIDGE RD

ANDESITE RD

MONOLITH DR

COBBLE PEAK RD

SANDSTONE RIM DR

IRON ROCK DR

HUMMOCK RD

STONE RIDGE DR

GLASS ROCK RD

FLINT ROCK DR

BOULDER CANYON RD

STONEY DRAW RD

10' PAVED TRAIL

DRAINAGE TRACT

EXISTING ELEMENTARY SCHOOL

GRAPHIC SCALE

1 inch = 80 ft.

ENGINEER'S SEAL	THE BOULDERS PHASE III ALBUQUERQUE, NM	DRAWN BY pm
	DEFERRED SIDEWALK EXHIBIT	DATE 7-11-13
	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

DEFERRED SIDEWALK

PHASE I

PHASE II

PHASE III

BIG ROCK DR

GEODE RD

JAGGED PEAK RD

PUMICE RIDGE RD

GLASS ROCK RD

FLINT ROCK DR

ANDESITE RD

MONOLITH DR

COBBLE PEAK RD

IRON ROCK DR

HUMMOCK RD

SANDSTONE RIM DR

STONE RIDGE DR

BOULDER CANYON RD

STONE DRAW RD

DRAINAGE TRACT

10' PAVED TRAIL

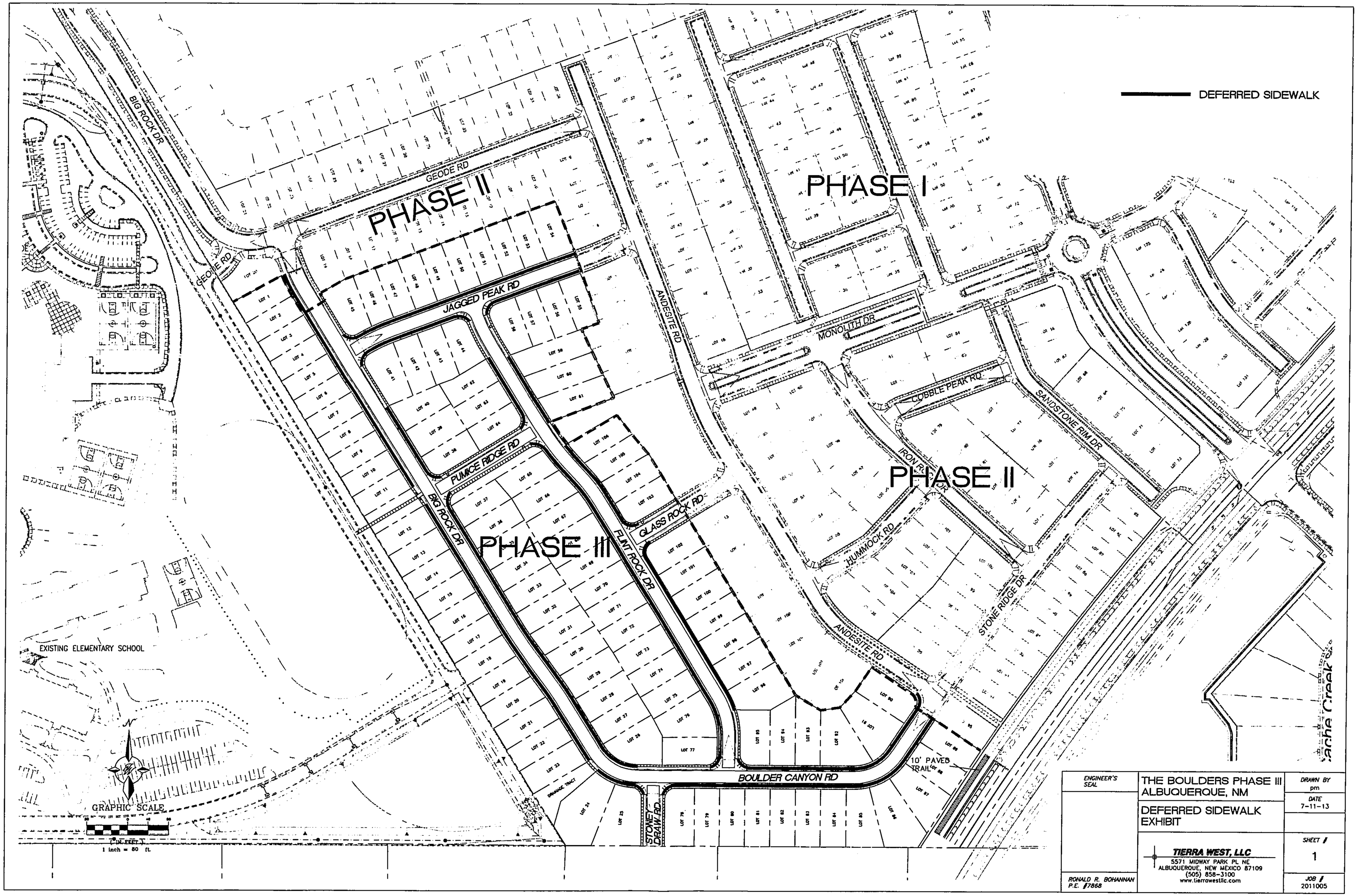
EXISTING ELEMENTARY SCHOOL

Cache Creek

GRAPHIC SCALE

1 inch = 80 ft.

ENGINEER'S SEAL	THE BOULDERS PHASE III ALBUQUERQUE, NM	DRAWN BY pm
	DEFERRED SIDEWALK EXHIBIT	DATE 7-11-13
	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


DEFERRED SIDEWALK
PHASE I
PHASE II
PHASE III
BIG ROCK DR
GEODE RD
JAGGED PEAK RD
ANDESITE RD
MONOLITH DR
COBBLE PEAK RD
SANDSTONE RIM DR
IRON ROCK DR
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PUMICE RIDGE RD
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EXISTING ELEMENTARY SCHOOL
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ENGINEER'S SEAL
RONALD R. BOHANNAN
P.E. #7868
THE BOULDERS PHASE III
ALBUQUERQUE, NM
DEFERRED SIDEWALK
EXHIBIT
TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com
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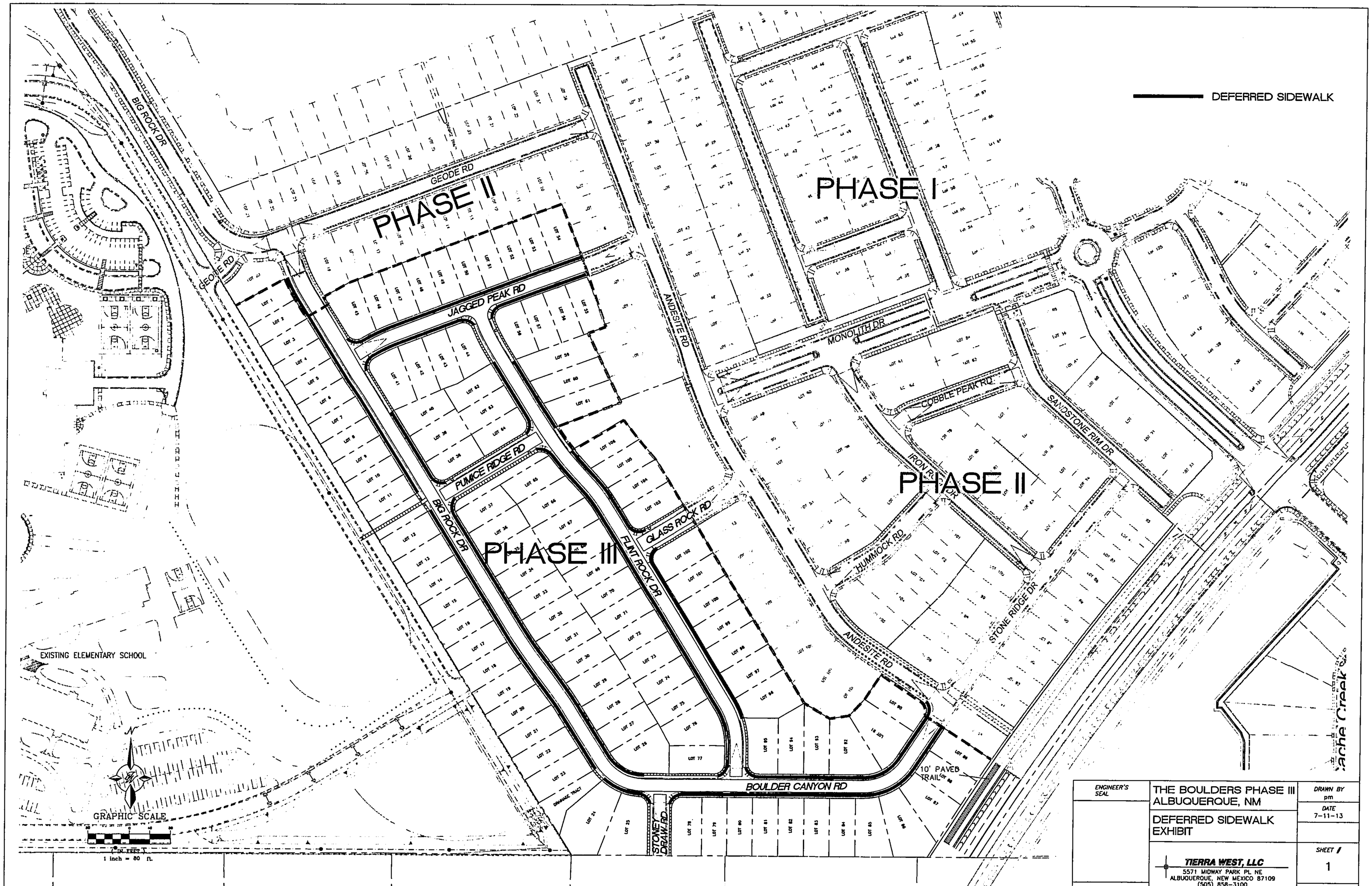
pm
DATE
7-11-13
SHEET #
1
JOB #
2011005



ENGINEER'S SEAL	THE BOULDERS PHASE III ALBUQUERQUE, NM	DRAWN BY pm
	DEFERRED SIDEWALK EXHIBIT	DATE 7-11-13
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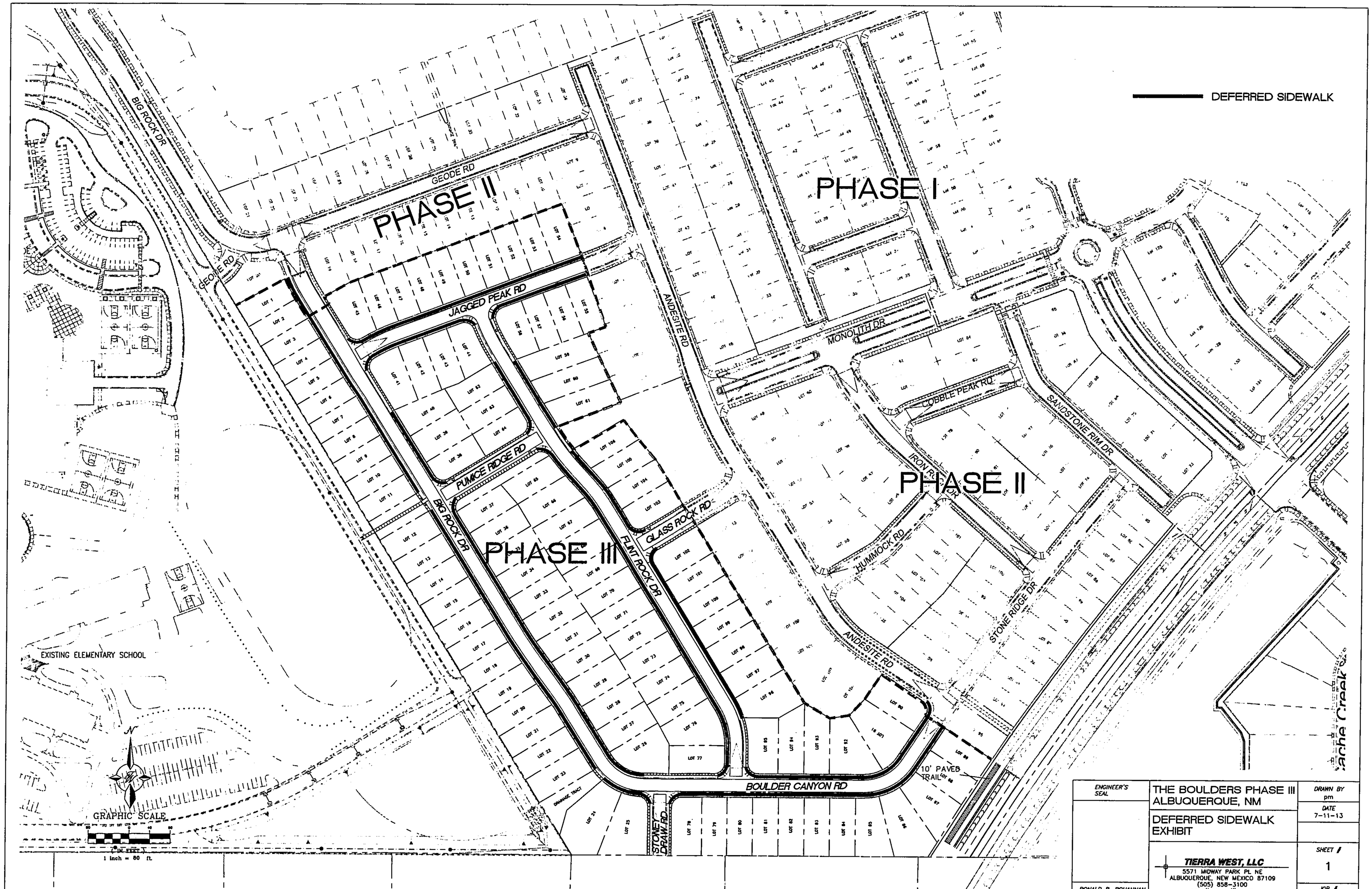
RONALD R. BOHANNAN P.E. #7868		JOB # 2011005



ENGINEER'S SEAL	THE BOULDERS PHASE III ALBUQUERQUE, NM	DRAWN BY pm
		DATE 7-11-13
	DEFERRED SIDEWALK EXHIBIT	
	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

DRB CASE ACTION LOG - BLUE SHEET

- ❑ *Preliminary/Final Plat [FP]*
- ❑ *Site Plan - Subdivision [SPS]*
- ❑ *Site Plan - Building Permit [SBP]*

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return this sheet with site plan/plat to obtain signatures once comments have been addressed.

Site Plans: It is the responsibility of the **applicant/agent/developer/owner** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then It is the responsibility of the **applicant/agent/developer/owner** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project #: **1002632** *Application #:* 13DRB-70579

Project Name: **THE BOULDERS PHASE II**

Agent: PRECISION SURVEYS INC. *Phone #:*

****Your request was approved on 6-19-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

❑ **TRANSPORTATION:**

❑ **ABCWUA:**

❑ **CITY ENGINEER / AMAFCA:**

❑ **PARKS / CIP:**

OK ☑ **PLANNING (Last to sign):** -dxf, utility signatures

PLATS:

❑ **Planning must record this plat. Please submit the following items:**
- **-The original plat and a mylar copy for the County Clerk.**
- **-Tax certificate from the County Treasurer.**
- **-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____**
- **-Tax printout from the County Assessor.**
- **-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.**

OK ❑ **Property Management's signature must be obtained prior to Planning Department's signature.**

☑ **AGIS DXF File approval required.**

❑ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

❑ **3 copies of the approved site plan. Include all pages.**

PROJECT

10026632

App #	Action	Date
13-70579	P&F	6-19-13

PROJECT

1002632

App #	Action	Date
13-704316	FP	2-13-13

RETAINING WALL W/SCREEN WALL

SCREEN WALL ONLY

PHASE 1
PHASE 2

PHASE I

PHASE II

PHASE 2
PHASE 3

PHASE II

PHASE III

BIG ROCK DR

GEODE RD

GEODE PL

JAGGED PEAK RD

STONE RIDGE RD

ANDESITE RD

MONOLITH DR

COBBLE PEAK RD

SANDSTONE RIM DR

IRON ROCK DR

GLASS ROCK RD

HUMMOCK RD

STONE RIDGE DR

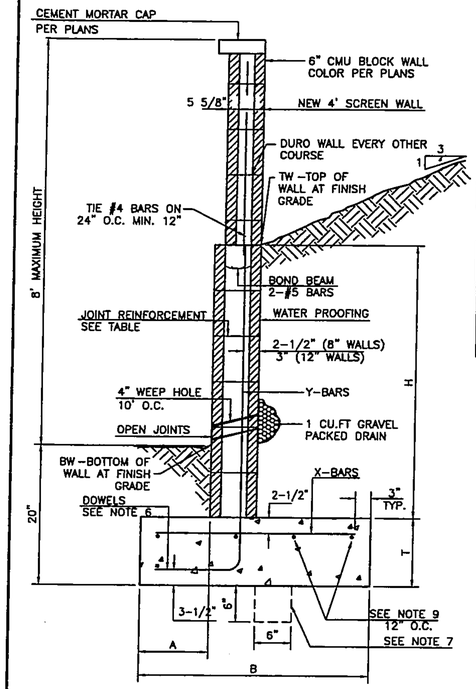
EXISTING ELEMENTARY SCHOOL

N

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
	WALL EXHIBIT PHASE II	DATE 7-23-12
	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



RETAINING W/ SCREEN WALL DETAIL

NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

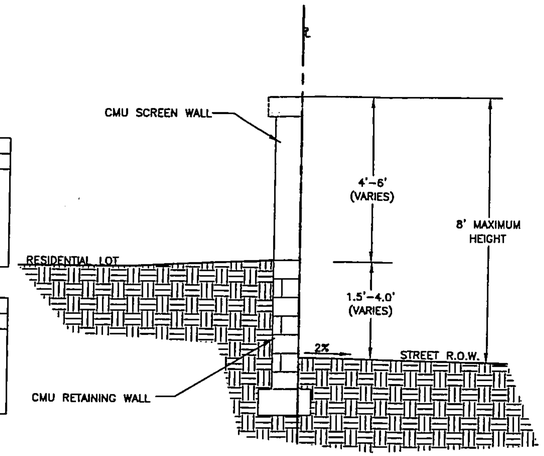
H	X	A	B	T	Y–BARS	X–BARS
ft.–in.	ft.–in.	in.	ft.–in.	in.		
2'–0"	1'–1"	8"	2'–4"	9"	#3 @32" O.C.	#3 @27" O.C.
2'–8"	1'–9"	8"	2'–9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'–4"	2'–5"	8"	2'–4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'–0"	3'–1"	10"	2'–9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'–8"	3'–10"	12"	3'–4"	10"	#5 @32" O.C.	#3 @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 @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.

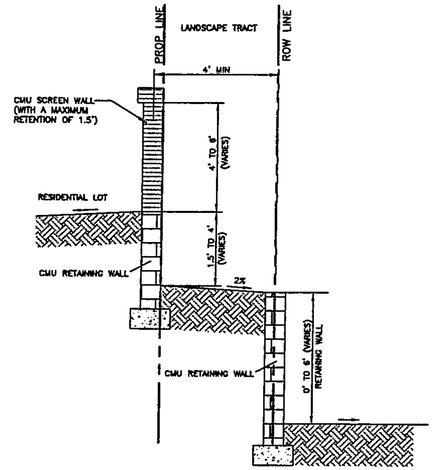
GENERAL NOTES:

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

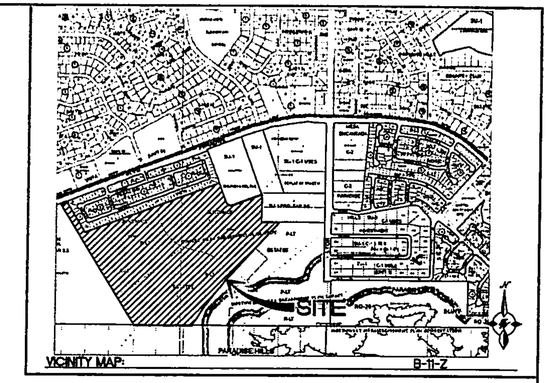
NTS



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

STEPPED RETAINING WALL W/ SCREEN WALL DETAIL

NTS

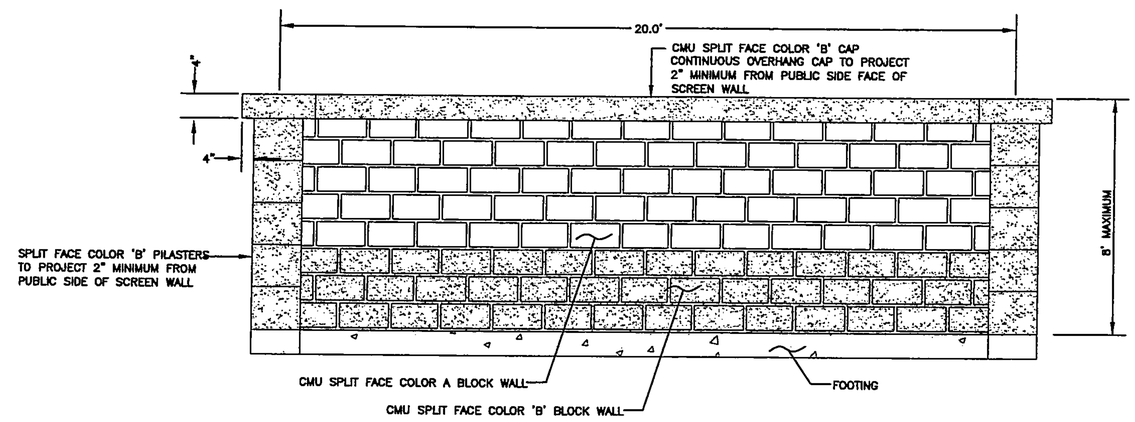


LEGAL DESCRIPTION:

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.

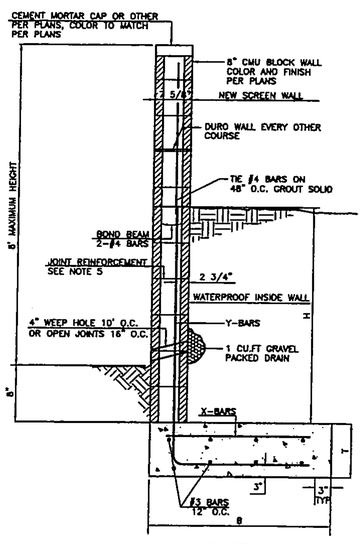
INTERSECTION LOCATION:

LOCATED AT UNSER BLVD. & PARADISE BLVD.



SCREENWALL/RETAINING WALL– ELEVATION FOR STREET FACING WALL

NTS



L–FOOTING RETAINING WALL DETAIL

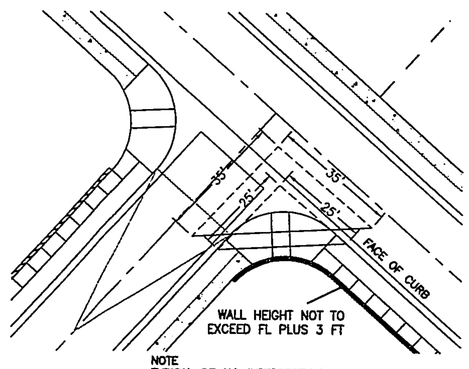
NTS

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'–6"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.



NOTE
TYPICAL OF ALL INTERSECTIONS

SIGHT TRIANGLE FOR STANDARD INTERSECTION

ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
	WALL EXHIBIT PHASE II	DATE 7–23–12
	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

PHASE I

PHASE II

PHASE III

PHASE 1
PHASE 2

PHASE 2
PHASE 3

BIG ROCK DR

GEODE RD

GEODE PL

JAGGED PEAK RD

STONE RIDGE RD

ANDESITE RD

MONOLITH DR

COBBLE PEAK RD

SANDSTONE RIM DR

IRON ROCK DR

GLASS ROCK RD

HUMMOCK RD

STONE RIDGE DR

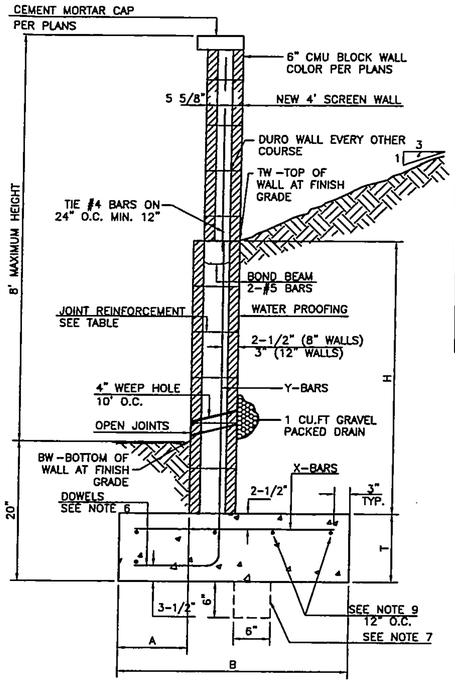
EXISTING ELEMENTARY SCHOOL

N

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
		DATE 7-23-12
	WALL EXHIBIT PHASE II	
	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



RETAINING W/ SCREEN WALL DETAIL

NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

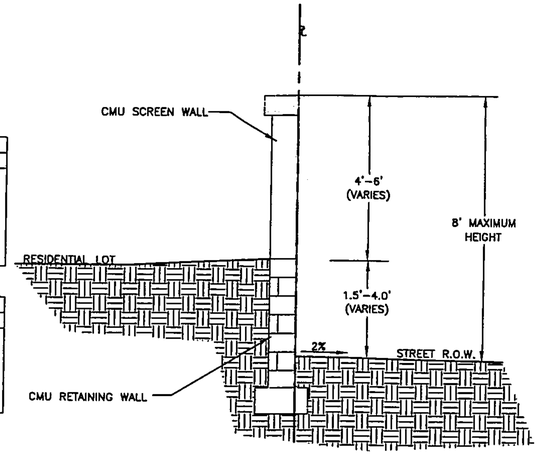
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"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

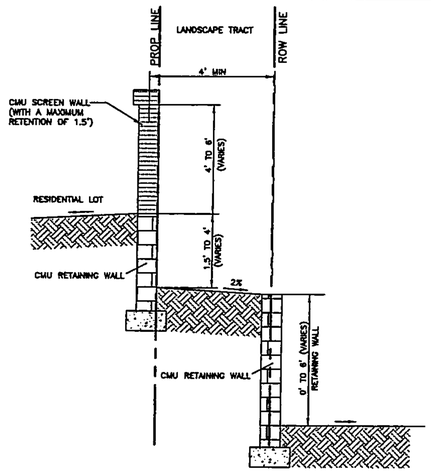
GENERAL NOTES:

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 WALL W/ SCREEN WALL DETAIL- TYPICAL

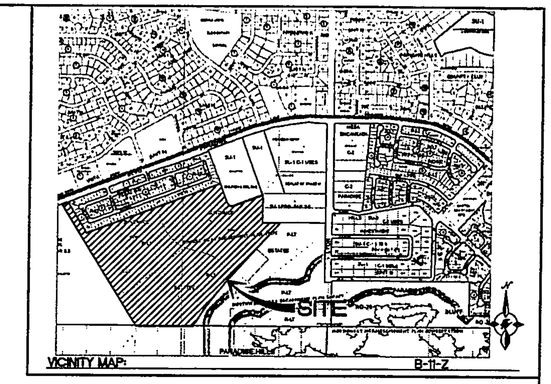
NTS



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

STEPPED RETAINING WALL W/ SCREEN WALL DETAIL

NTS

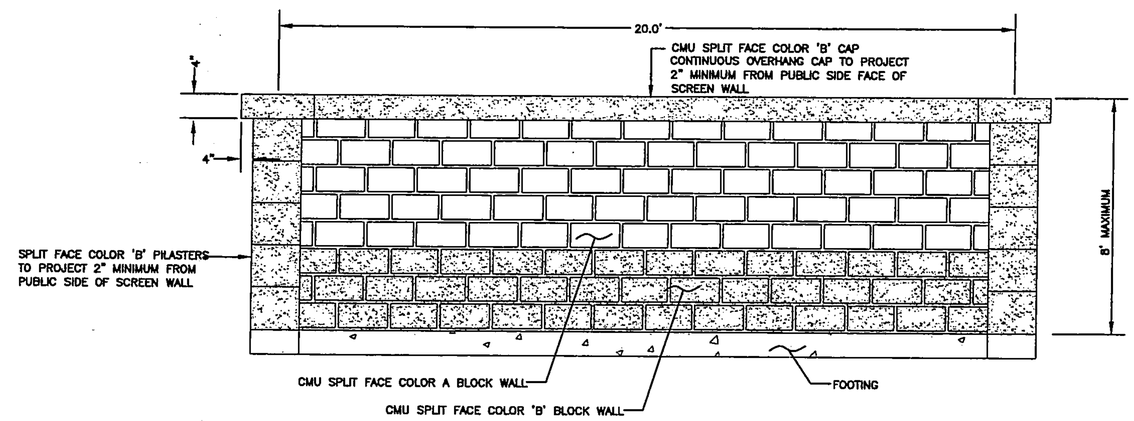


LEGAL DESCRIPTION:

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.

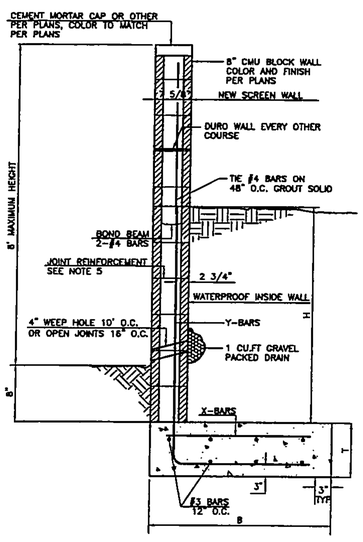
INTERSECTION LOCATION:

LOCATED AT UNSER BLVD. & PARADISE BLVD.



SCREENWALL/RETAINING WALL- ELEVATION FOR STREET FACING WALL

NTS



L-FOOTING RETAINING WALL DETAIL

NTS

GENERAL NOTES:

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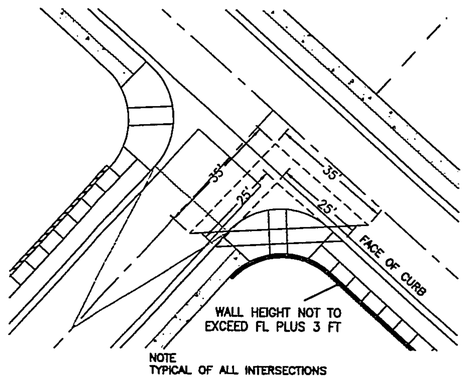
10. OWNER TO SELECT MASONRY COLOR AND/OR FINISH
11. SOLID MASONRY CAP COURSE TYPICAL.
12. WATER PROOF WALL.

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

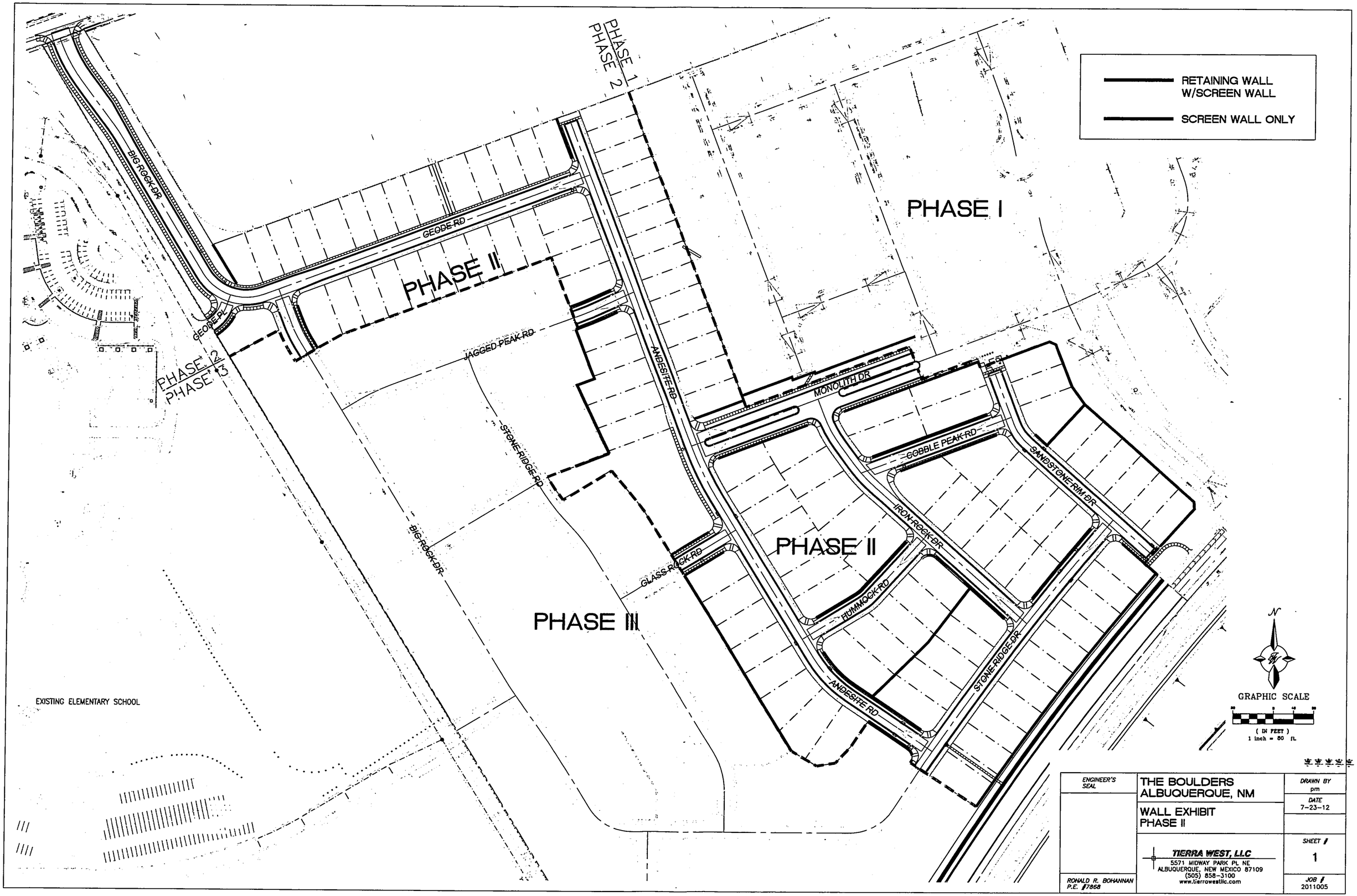
H	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.		
1'-4"	1'-9"	9"	#4 @ 24" O.C.	
2'-0"	2'-0"	9"	#4 @ 24" O.C.	
2'-8"	2'-6"	9"	#4 @ 24" O.C.	
3'-4"	2'-9"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-0"	3'-3"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-8"	4'-0"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
5'-4"	5'-0"	12"	#4 @ 8" O.C.	#4 @ 8"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



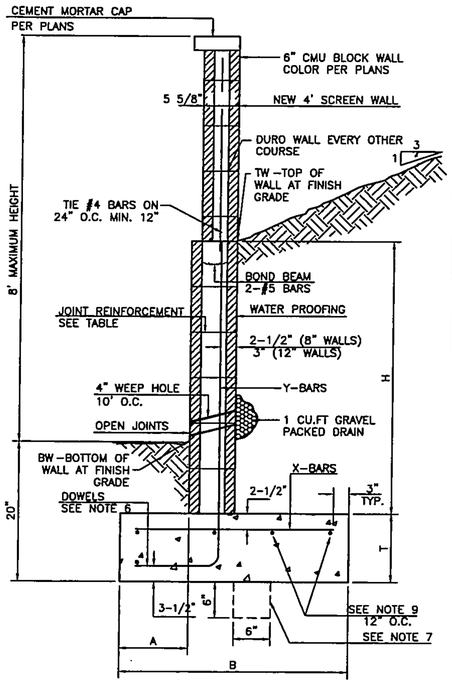
NOTE
TYPICAL OF ALL INTERSECTIONS

SIGHT TRIANGLE FOR STANDARD INTERSECTION

ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
	WALL EXHIBIT PHASE II	DATE 7-23-12
	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



ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
	WALL EXHIBIT PHASE II	DATE 7-23-12
	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



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.	
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 @18" 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.
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GENERAL NOTES:

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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"
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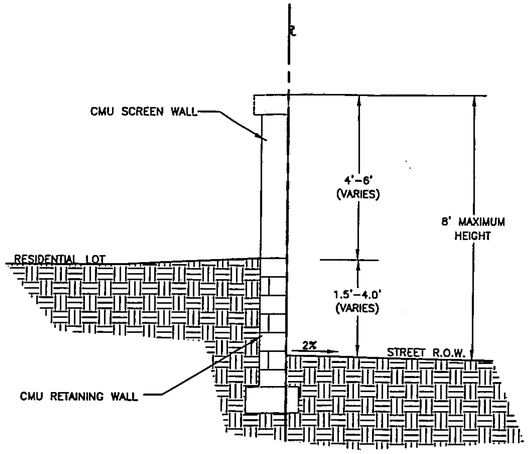
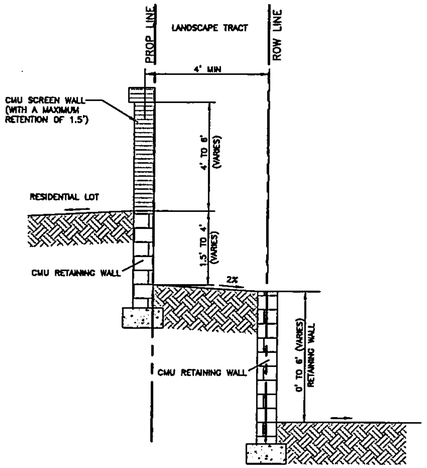


RETAINING WALL W/ SCREEN WALL DETAIL– TYPICAL

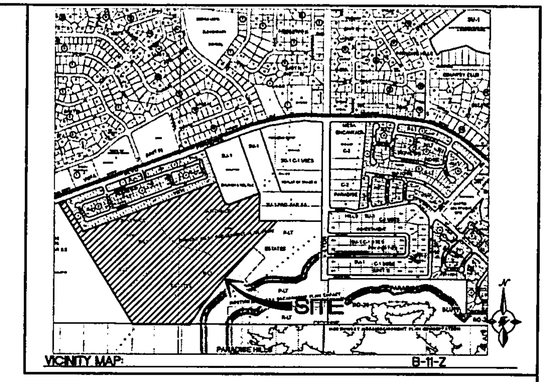
NTS



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

STEPPED RETAINING WALL W/ SCREEN WALL DETAIL

NTS



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INTERSECTION LOCATION:

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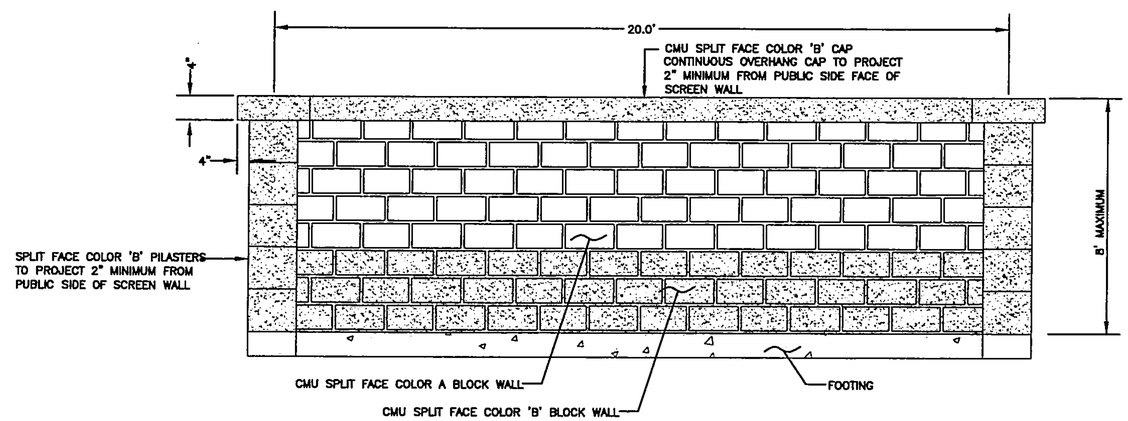
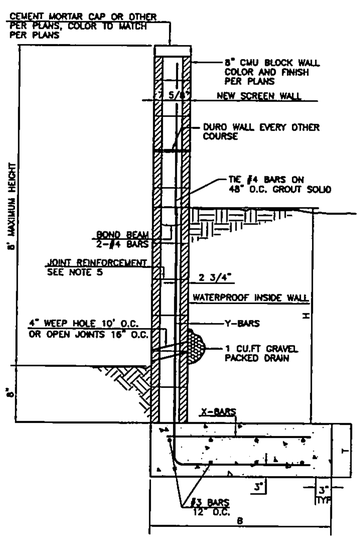


SCREENWALL/RETAINING WALL– ELEVATION FOR STREET FACING WALL

NTS



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

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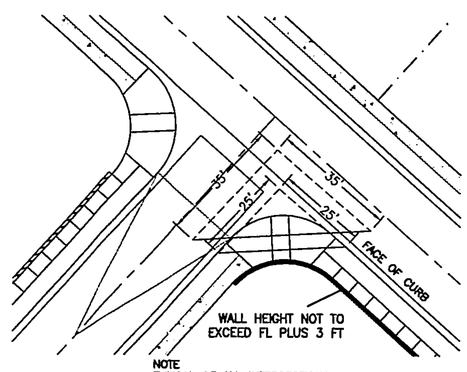
3'–4"	2'–9"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'–0"	3'–3"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'–8"	4'–0"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
5'–4"	5'–0"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.
6'–0"	5'–6"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.

L-FOOTING RETAINING WALL DETAIL

NTS



NOTE
TYPICAL OF ALL INTERSECTIONS

SIGHT TRIANGLE FOR STANDARD INTERSECTION

ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
	WALL EXHIBIT PHASE II	DATE 7–23–12
	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

Complete
3-21-13
VS

DRB CASE ACTION LOG - BLUE SHEET

- ☐ Preliminary/Final Plat [FP]
- ☐ Site Plan - Subdivision [SPS]
- ☐ Site Plan - Building Permit [SBP]

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1002632 *Application #:* 13DRB-70436

Project Name: The Boulders Phast 2

Agent: Tierra West LLC *Phone #:*

****Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

☑ **PLANNING (Last to sign):** to record

PLATS:

☐ **Planning must record this plat. Please submit the following items:**

- **-The original plat and a mylar copy for the County Clerk.**
- **-Tax certificate from the County Treasurer.**
- **-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____**
- **-Tax printout from the County Assessor.**
- **-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.**

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

☐ **AGIS DXF File approval required.**

☐ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

☐ **3 copies of the approved site plan. Include all pages.**

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1002632

Application No. _____

TO:
X ALL MEMBERS

___Jack Cloud, DRB Chairman, Planning Department

___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: March 20, 2013

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: DRB resubmittal response to comments.

Boulders Phase II/final Plat approval.

RECEIVED
MAR 01 2013

CONTACT NAME: Jaimie Garcia

TELEPHONE: 505-858-3100 EMAIL: jgarcia@tierawestllc.com

gw

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 28, 2013

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: BOULDERS, COA PROJECT # 1002632
ZONE ATLAS PAGE B-10 & B-11

Dear Mr. Cloud:

Tierra West LLC, on behalf of Flash Resources, LLC, requests to be placed back on the DRB agenda for final plat approval for Phase 2 of The Boulders Subdivision. Minor comments received from DRB members on February 13, 2013 have been addressed and the required SIA's were approved and recorded. Copies of the recorded SIA's and revised final plat are attached.

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 - Flash Resources, LLC

JN: 2011005
RRB/VC/jg

Z:\2011\2011005 The Boulders - Pierre\Correspondence\2011005 Jack Cloud DRB request docx

AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS

City Project # **761787**
City Engineer's Signature Date February 27, 2013

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on **December 03, 2012**, which was recorded on **December 04, 2012**, as Document No. **2012128048**, pages **1** through **13** as in the records of the Bernalillo County Clerk, State of New Mexico, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Subdivider is able to provide the required financial guaranty.

THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

1. Amending [state the type of business entity for instance, "New Mexico corporation, "General partnership," "joint venture," "individual," etc.:], first paragraph, to read as follows:

THIS AGREEMENT is made this **3rd** day of **December, 2012**, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **Flash Resources, LLC** ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:], **Nevada limited liability corporation**, 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.

2. Amending Section 5, Financial Guaranty, second paragraph, to read as follows:

To meet the Subdivision Ordinance requirements, the subdivider has acquired or is able to acquire the following "Financial Guaranty":

Type of Financial Guaranty: **Letter of Credit No.** 5004
Amount: **$3,024,102.94**
Name of Financial Institution or Surety providing Guaranty:
Los Alamos National Bank

DocH 2013022999
02/28/2013 02:54 PM Page 1 of 3
AGRE R $25 00 M. Toulouse Oliver, Bernalillo County

Date City first able to call Guaranty (Construction Completion Deadline): **December 3, 2013**

If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: **February 3, 2014**

Additional information: _____

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 Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.

SUBDIVIDER: **Flash Resources, LLC**

By [Signature]: _____

Name [Print]: **Pierre Amestoy, Jr.**

Title: **Managing Member**

Dated: 2-19-13

CITY OF ALBUQUERQUE

By: _____

Richard Dourte, City Engineer

Dated: 2-27-13

2-27-13

2-20-2013

SUBDIVIDER'S NOTARY

STATE OF **New Mexico**)
) ss.
COUNTY OF **Bernalillo**)

This instrument was acknowledged before me on this 19th day of February, 2013, by [name of person:] **Pierre Amestoy, Jr.**, [title or capacity, for instance, "President" or "Owner":] **Managing Member** of [Subdivider:] **Flash Resources, LLC**.

OFFICIAL SEAL
CYNTHIA LOUISE ABEYTA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 11-30-2016

Notary Public

My Commission Expires:

November 30, 2016

CITY'S NOTARY

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

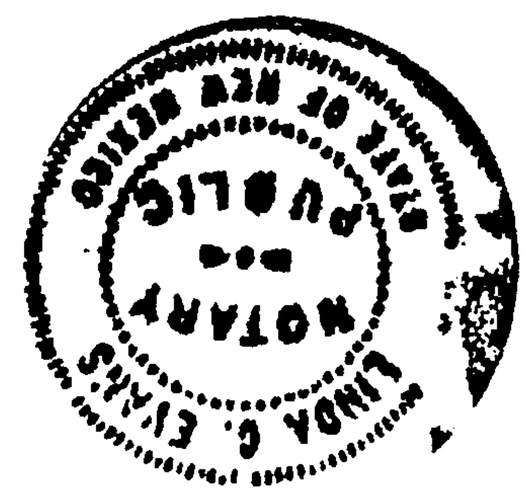
This instrument was acknowledged before me on 27th day of February, 2013, by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

Linda C. Evans
Notary Public

My Commission Expires:

10-17-16



LOS ALAMOS NATIONAL BANK

6801 Jefferson NE, Suite 300, Albuquerque, New Mexico 87109 / Telephone (505) 449-5100 / Fax (505) 449-5199

Irrevocable Letter of Credit *No.* 5004

FIGURE 14
LETTER OF CREDIT
(Procedure B)

February 15, 2013

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 5004
AMOUNT: **$3,024,102.94**

Robert J. Perry
Chief Administrative Officer
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

RE: Letter of Credit for **Flash Resources, LLC**
City of Albuquerque Project No.: **761787**
Project Name: **The Boulders – Phase 2**

Dear Mr. Perry:

This letter is to advise the City of Albuquerque ("City") that, at the request of **Flash Resources, LLC**, **Los Alamos National Bank** in **Los Alamos, New Mexico**, has established an Irrevocable Letter of Credit In the sum of **Three million twenty-four thousand one hundred two dollars and ninety-four cents,($3,024,102.94)** for the exclusive purpose of providing the financial guarantee which the City requires, **Flash Resources, LLC** ("Subdivider") to provide for the installation of the improvements, which must be constructed at **The Boulders – Phase 2**, Project No. **761787**. 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 [date, leave blank] **December 4, 2012** in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. as Document **2012128048**, at pages **1** to **13**, as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of **Three million twenty-four thousand one hundred two dollars and ninety-four cents,($3,024,102.94)** is/are available at sight at **Los Alamos National Bank, 1200 Trinity Drive, Los Alamos, New Mexico 87544 until February 3, 2014.**

When presented for negotiation, the draft(s) is/are to be accompanied by the City's notarized certification stating: "1) [Subdivider] **Flash Resources, 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 Agreement."

We hereby agree with the drawer of draft(s) drawn under and in compliance with the terms of this credit that such draft(s) will be duly honored upon presentation to the drawee if negotiated between [Construction Completion Deadline date established in Agreement:] **December 3, 2013** and [60 days thereafter] **February 3, 2014**.

The draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 5004 of **Los Alamos National Bank , 1200 Trinity Drive, Los Alamos, New Mexico 87544,** dated February 15, 2013" 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 [Subdivider] **Flash Resources, LLC** 's failure to comply with the terms of the Agreement, and payment by Certified Check from [Financial Institution] **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 [60 days after the Construction Completion Deadline date] **February 3, 2014**; 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 **5:00** o'clock p.m., New Mexico time, [date 60 days after Construction Completion Deadline] **February 3, 2014**.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

Very truly yours,

Los Alamos National Bank
By: Brian McKelvey
Print Name: Brian McKelvey
Title: Commercial Loan Officer
Date: February 15, 2013

ACCEPTED:

CITY OF ALBUQUERQUE

By: _____
Robert J Perry
Chief Administrative Officer

Date: _____

FINANCIAL GUARANTY AMOUNT

01/11/2013

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

Project Description:

Project ID #: 761787, The Boulders Phase 2, Phase/Unit #: 1

Requested By: **Vincent P. Carrica, PE**

Approved estimate amount:		$2,081,962.69
Contingency Amount:	0.00%	$.00
Subtotal:		$2,081,962.69
NMGRT	7.00%	$145,737.39
Subtotal:		$2,227,700.08
Engineering Fee	6.60%	$147,028.21
Testing Fee	2.00%	$44,554.00
Subotal:		$2,419,282.35
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$3,024,102.94**

APPROVAL: DATE:

S Woodall 1-11-13

Notes: 0% Contingency, G&D Certification is required prior to release to FG

SIDEWALK DEFERRAL AGREEMENT

PROJECT NO. **761787**

THIS AGREEMENT is made this 27th day of February, 2013, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **Flash Resources, LLC** ("Subdivider"), a, **Nevada limited liability corporation**, 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 Subdivider is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) **The Boulders** recorded on **February 12, 2012**, as Document **2012020952**, pages **1** through **5**, in the records of Bernalillo County Clerk, State of New Mexico ("Subdivision"); and

WHEREAS, the Subdivider has submitted and the City has approved Subdivider's development plans and (state "preliminary" or "final":) **final** plat, to be identified as **The Boulders – Phase 2**; and

WHEREAS, Subdivider has requested and the City has determined that it is acceptable for the Subdivider to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Subdivider must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in the event the Subdivider does not complete the construction as required.

THEREFORE, the City and the Subdivider agree:

1. A. Sidewalk Construction Deadline. Subdivider has obtained a sidewalk deferral, as shown in the attached **Exhibit "A"**, which is a copy of the Development Review Board's decision regarding the deferral granted. Subdivider agrees to utilize the City's sidewalk permit process and complete the sidewalks to the satisfaction of the City by **August 24, 2014** ("Sidewalk Construction Deadline").

Doc# 2013023000
02/28/2013 02:54 PM Page 1 of 7
AGRE R:$25.00 M. Toulouse Oliver, Bernalillo County

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Subdivider may request an extension from the Design Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Subdivider requests an extension. If the Subdivider will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Subdivider must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

2. Financial Guaranty. Subdivider will provide a financial guaranty in an amount of not less that 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, 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 Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Subdivider has provided the following "Financial Guaranty":

Type of Financial Guaranty: **Letter of Credit No.** 5005
Amount: **$135,981.28**
Name of Financial Institution or Surety providing Guaranty:
Los Alamos National Bank
Date City first able to call Guaranty (Construction Completion Deadline):
August 24, 2014
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: **October 24, 2014**
Additional information: _____

3. Notice of Start of Construction. Before construction begins, the Subdivider's contractor shall obtain all necessary Excavation and Barricading permits.

4. Completion, Acceptance and Release. The Subdivider shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and this Sidewalk Deferral Agreement.

5. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Subdivider shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Deferral Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

6. 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 indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the 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. 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.

7. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of financial institution or surety which has undertaken to guaranty 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.

8. 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 posted a suitable financial guaranty and entered into a Sidewalk Improvements Agreement with the City. Thereafter, when 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.

9. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks 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 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 the Financial Guaranty.

10. Binding on Subdivider's Property. The provisions of this Agreement constitute

covenants running with Subdivider's Subdivision for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and its heirs, successors and assigns.

11. 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.

12. 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.

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

14. 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.

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

16. 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.

17. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.

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

SUBDIVIDER:	CITY OF ALBUQUERQUE:
Flash Resources, LLC	
By [signature]:	By:
Name [print]: **Pierre Amestoy, Jr.**	Richard Dourte, City Engineer
Title: **Managing Member**	Dated: 2-27-13
Dated: 2-19-13	2-27-13 2-20-2013

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on this 19th day of February, 20 13 by Pierre Amestoy, Jr., Managing Member of Flash Resources, LLC.

(SEAL) OFFICIAL SEAL
CYNTHIA LOUISE ABEYTA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 11-30-2016

Notary Public

My Commission Expires:

November 30, 2016

CITY'S NOTARY

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

This instrument was acknowledged before me on 27th day of February, 20 13 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public

My Commission Expires:

10-17-16

LINDA C. EVANS
NOTARY PUBLIC
STATE OF NEW MEXICO

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 12, 2012

Project# 1002632
12DRB-70223 VACATION OF PUBLIC EASEMENTS
12DRB-70224 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
12DRB-70225 MAJOR - PRELIMINARY PLAT APPROVAL

TIERRA WEST LLC agent(s) for FLASH RESOURCES, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) A & B, **THE BOULDERS SUBDIVISION** zoned R-LT, located on the west side of UNSER BLVD NW between PARADISE BLVD NW and PASEO DEL NORTE containing approximately 43.5247 acre(s). (B-10 & B-11)*[Deferred from 8/22/12, 9/5/12]*

At the September 12, 2012 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file. With an approved grading and drainage plan engineer stamp dated 9/7/12, and with the infrastructure list dated 9/12/12, the preliminary plat was approved.

Findings
The application was filed by the owner of all the footage of land abutting the proposed vacation.

The public welfare is in no way served by retaining the existing easement(s); based on the proposed preliminary plat, the City of Albuquerque will have adequate storm drainage facilities within adequate rights of way.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. 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.

If you wish to appeal this decision, you must do so by September 27, 2012 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 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.)

Jack Cloud, DRB Chair

Cc: Tierra West LLC
Marilyn Maldonado
File

FINANCIAL GUARANTY AMOUNT

01/11/2013

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 761787, The Boulders Phase 2, Phase/Unit #: 1

Requested By: **Vincent P. Carrica, PE**

Approved estimate amount:		$101,668.24
NMGRT	7.00%	$7,116.78
Subtotal:		$108,785.02
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		**$135,981.28**

APPROVAL: DATE:

S Woodall 1-11-13

Notes: Sidewalk Deferral

LOS ALAMOS NATIONAL BANK

6801 Jefferson NE, Suite 300, Albuquerque, New Mexico 87109 / Telephone (505) 449-5100 / Fax (505) 449-5199

Irrevocable Letter of Credit *No.* 5005

SIDEWALK DEFERRAL
LETTER OF CREDIT

February 15, 2013

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 5005
AMOUNT: **$135,981.28**

Robert J. Perry
Chief Administrative Officer
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

RE: Letter of Credit for **Flash Resources, LLC**
City of Albuquerque Project No.: **761787**
Project Name: **The Boulders – Phase 2 Sidewalk Deferral**

Dear Mr. Perry:

This letter is to advise the City of Albuquerque ("City") that, at the request of **Flash Resources, LLC**, **Los Alamos National Bank** in **Los Alamos, New Mexico**, has established an Irrevocable Letter of Credit In the sum of **One Hundred and thirty-five thousand nine hundred eighty-one dollars and twenty-eight cents,** (**$135,981.28**) for the exclusive purpose of providing the financial guarantee which the City requires, **Flash Resources, LLC** ("Subdivider") to provide for the installation of the improvements, which must be constructed at **The Boulders – Phase 2**, Project No. **761787**. 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 February 28, 2013 in the records of the Clerk of Bernalillo County, New Mexico as Document 2013023000, in pages 1 to 7, as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of **One Hundred and thirty-five thousand nine hundred eighty-one dollars and twenty-eight cents,** (**$135,981.28**) is/are available at sight at **Los Alamos National Bank, 1200 Trinity Drive, Los Alamos, New Mexico 87544 until October 24, 2014.**

When presented for negotiation, the draft(s) is/are to be accompanied by the City's notarized certification stating: "1) [Subdivider] **Flash Resources, 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 Agreement."

We hereby agree with the drawer of draft(s) drawn under and in compliance with the terms of this credit that such draft(s) will be duly honored upon presentation to the drawee if negotiated between [Construction Completion Deadline date established in Agreement:] **August 24, 2014** and [60 days thereafter] **October 24, 2014**.

The draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No.5005 of **Los Alamos National Bank , 1200 Trinity Drive, Los Alamos, New Mexico 87544,** dated February 15, 2013" 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 [Subdivider] **Flash Resources, LLC** 's failure to comply with the terms of the Agreement, and payment by Certified Check from [Financial Institution] **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 [60 days after the Construction Completion Deadline date] **October 24, 2014**; 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 **5:00** o'clock p.m., New Mexico time, [date 60 days after Construction Completion Deadline] **October 24, 2014**.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

Very truly yours,

Los Alamos National Bank
By: Brian McKelvey
Print Name: Brian McKelvey
Title: Commercial Loan Officer
Date: February 15, 2013

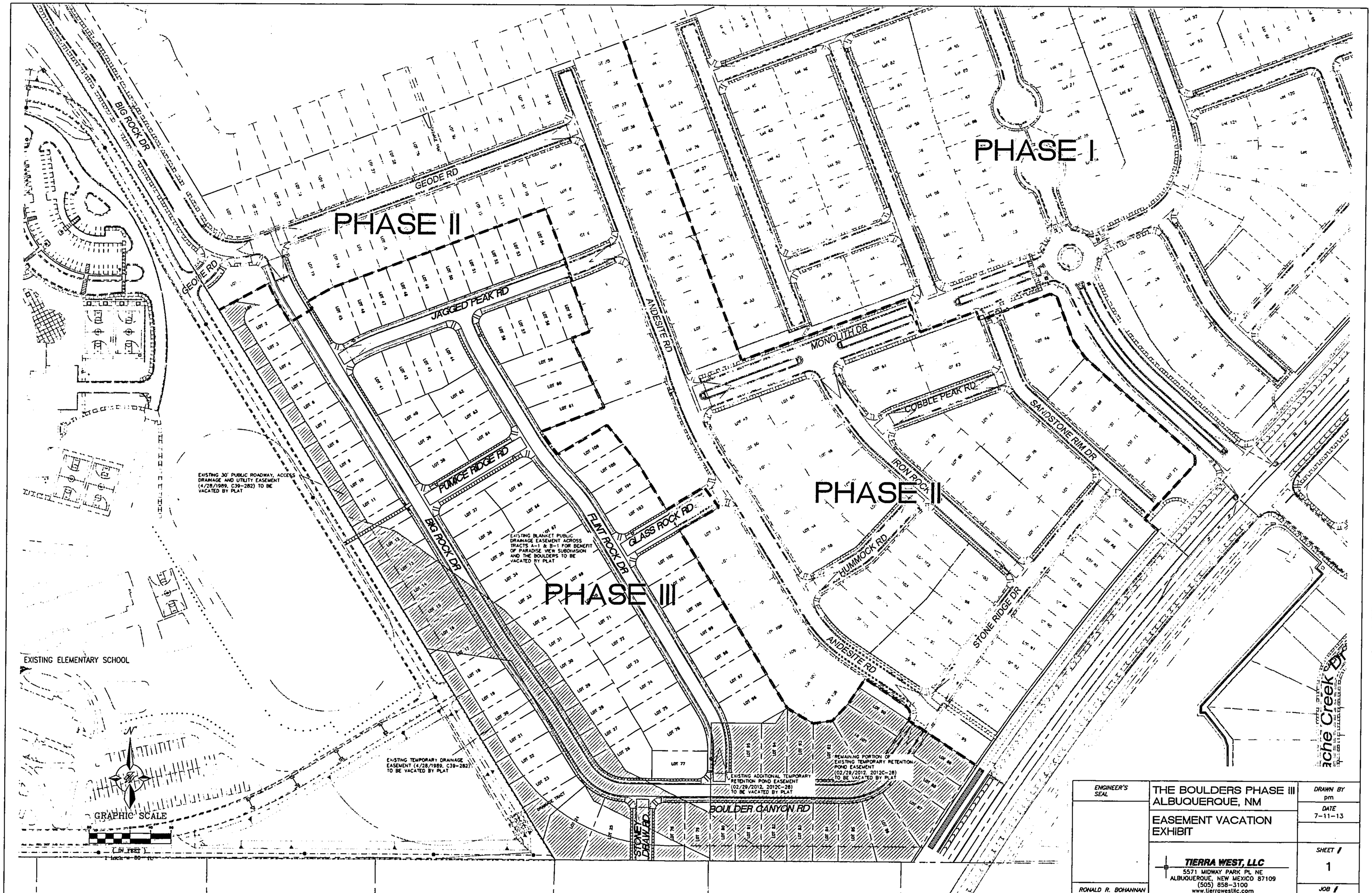
ACCEPTED:

CITY OF ALBUQUERQUE

By: _____
Robert J Perry
Chief Administrative Officer

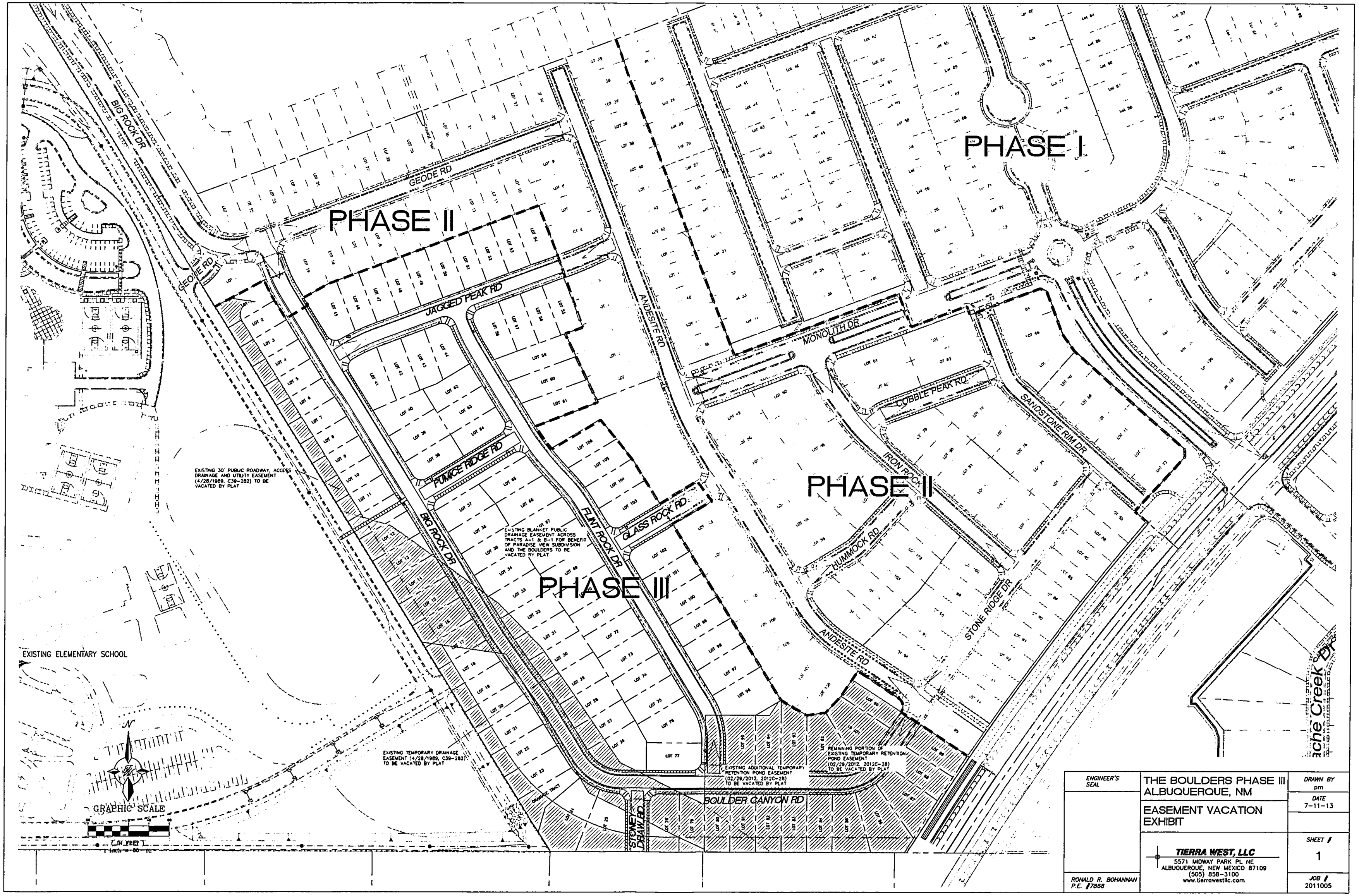
2-27-13

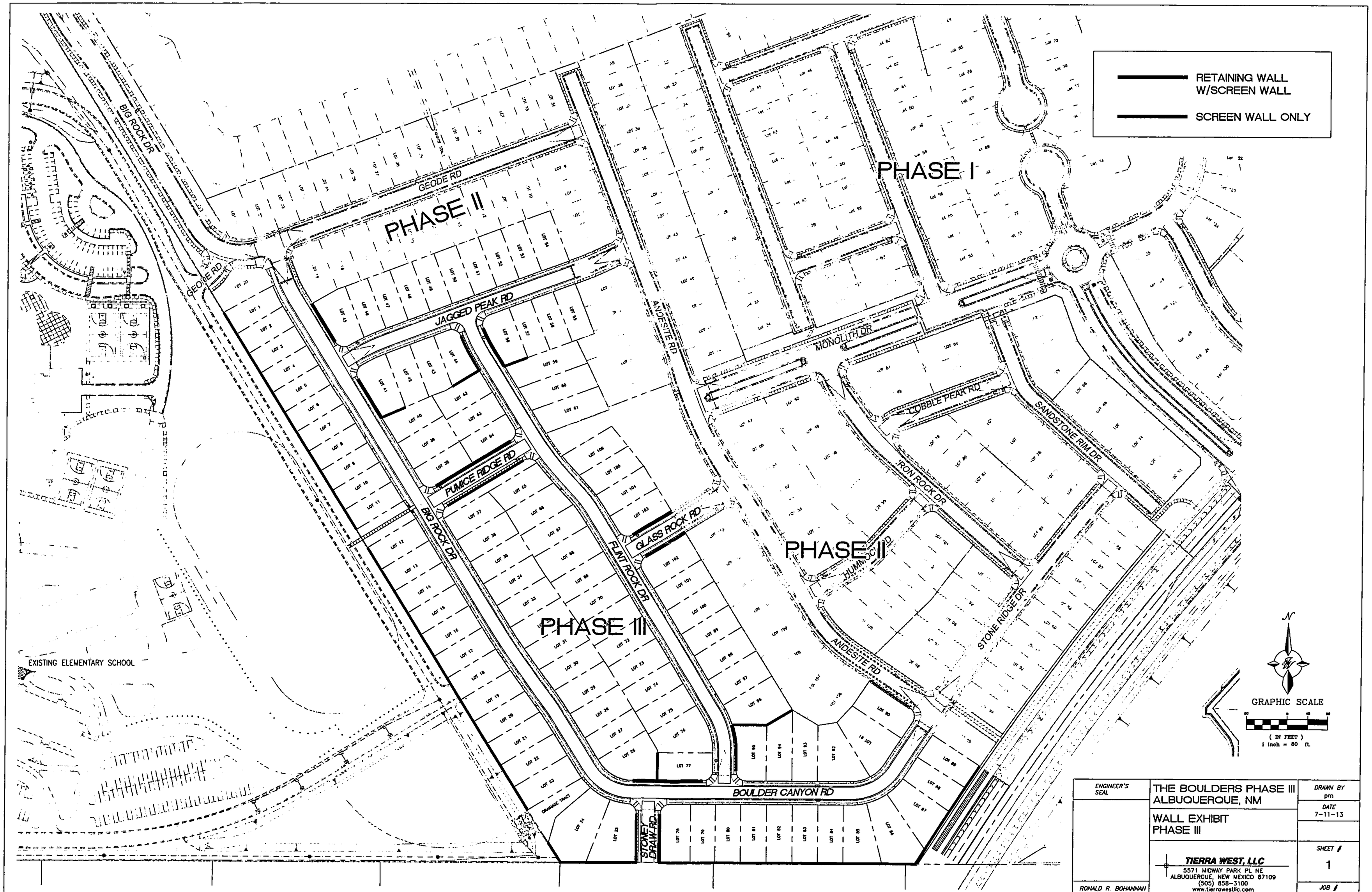
Date: _____



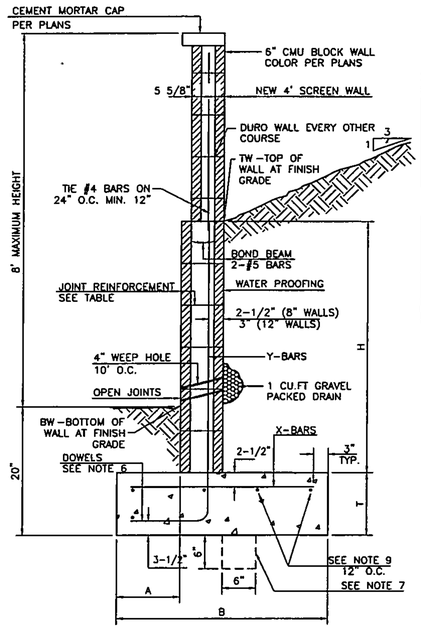
ENGINEER'S SEAL	THE BOULDERS PHASE III ALBUQUERQUE, NM	DRAWN BY pm
	EASEMENT VACATION EXHIBIT	DATE 7-11-13
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # 1
RONALD R. BOHANNAN P.E. #7868		JOB # 2011005

PROJECT #: 1002632
DATE: 8-14-13


PHASE I
PHASE II
PHASE III
BIG ROCK DR
GEODE RD
JAGGED PEAK RD
ANDESITE RD
MONOLITH DR
COBBLE PEAK RD
SANDSTONE RIM DR
IRON ROCK
HUMMOCK RD
STONE RIDGE DR
PUMICE RIDGE RD
FLINT ROCK DR
GLASS ROCK RD
BOULDER CANYON RD
STONE DRAW RD
EXISTING 30' PUBLIC ROADWAY, ACCESS DRAINAGE AND UTILITY EASEMENT (4/28/1989, C30-282) TO BE VACATED BY PLAT
EXISTING BLANKET PUBLIC DRAINAGE EASEMENT ACROSS TRACTS A-1 & B-1 FOR BENEFIT OF PARADISE VIEW SUBDIVISION AND THE BOULDERS TO BE VACATED BY PLAT
EXISTING ELEMENTARY SCHOOL
EXISTING TEMPORARY DRAINAGE EASEMENT (4/28/1989, C39-282) TO BE VACATED BY PLAT
EXISTING ADDITIONAL TEMPORARY RETENTION POND EASEMENT (02/29/2012, 2012C-28) TO BE VACATED BY PLAT
REMAINING PORTION OF EXISTING TEMPORARY RETENTION POND EASEMENT (02/29/2012, 2012C-28) TO BE VACATED BY PLAT
DRAINAGE TRACT
GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.
ENGINEER'S SEAL
RONALD R. BOHANNAN
P.E. #7868
THE BOULDERS PHASE III
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
7-11-13
SHEET #
1
JOB #
2011005



ENGINEER'S SEAL	THE BOULDERS PHASE III ALBUQUERQUE, NM	DRAWN BY pm
		DATE 7-11-13
	WALL EXHIBIT PHASE III	
	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



RETAINING W/ SCREEN WALL DETAIL

NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

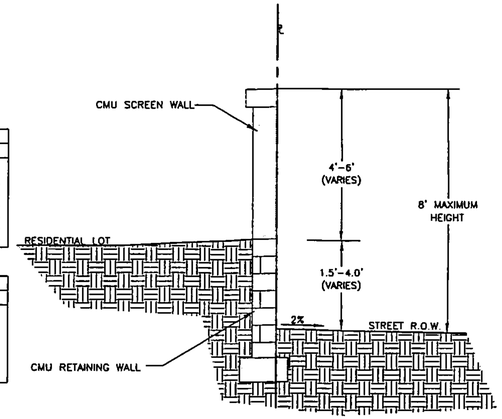
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"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

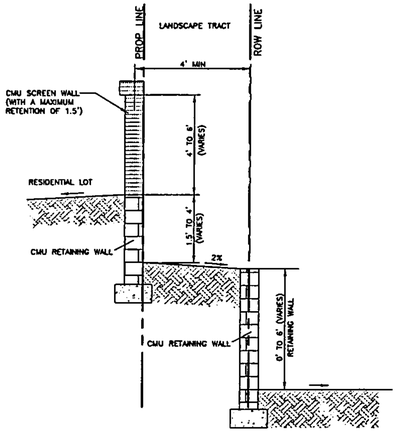
GENERAL NOTES:

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

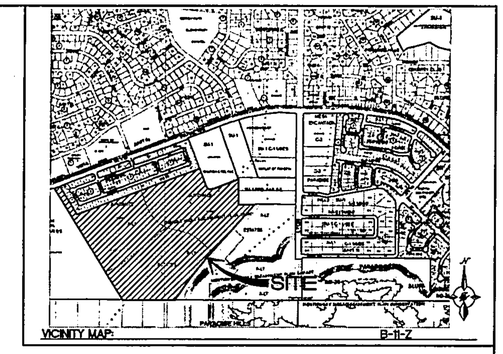
NTS



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

STEPPED RETAINING WALL W/ SCREEN WALL DETAIL

NTS

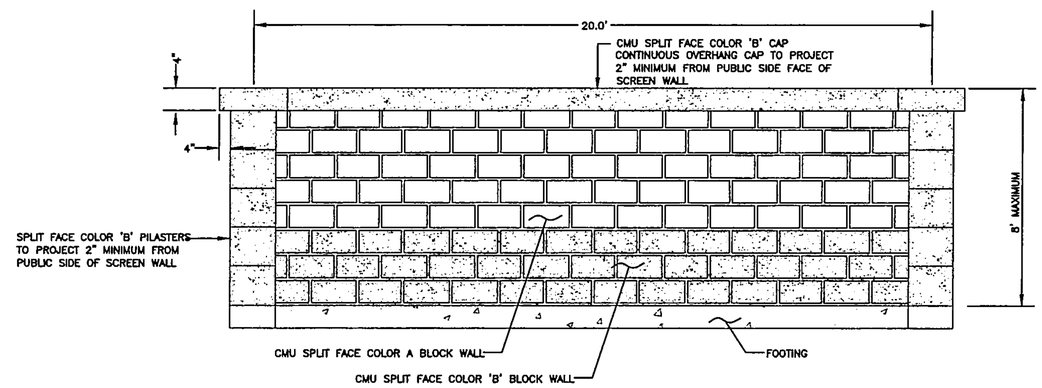


LEGAL DESCRIPTION:

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.

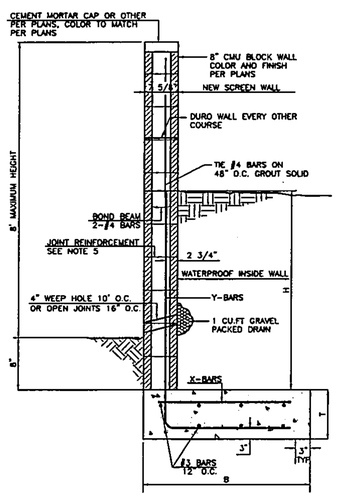
INTERSECTION LOCATION:

LOCATED AT UNSER BLVD. & PARADISE BLVD.



SCREENWALL/RETAINING WALL- ELEVATION FOR STREET FACING WALL

NTS



GENERAL NOTES:

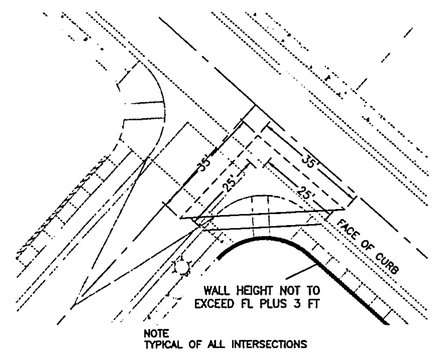
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2% OF OPTIMUM.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL 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

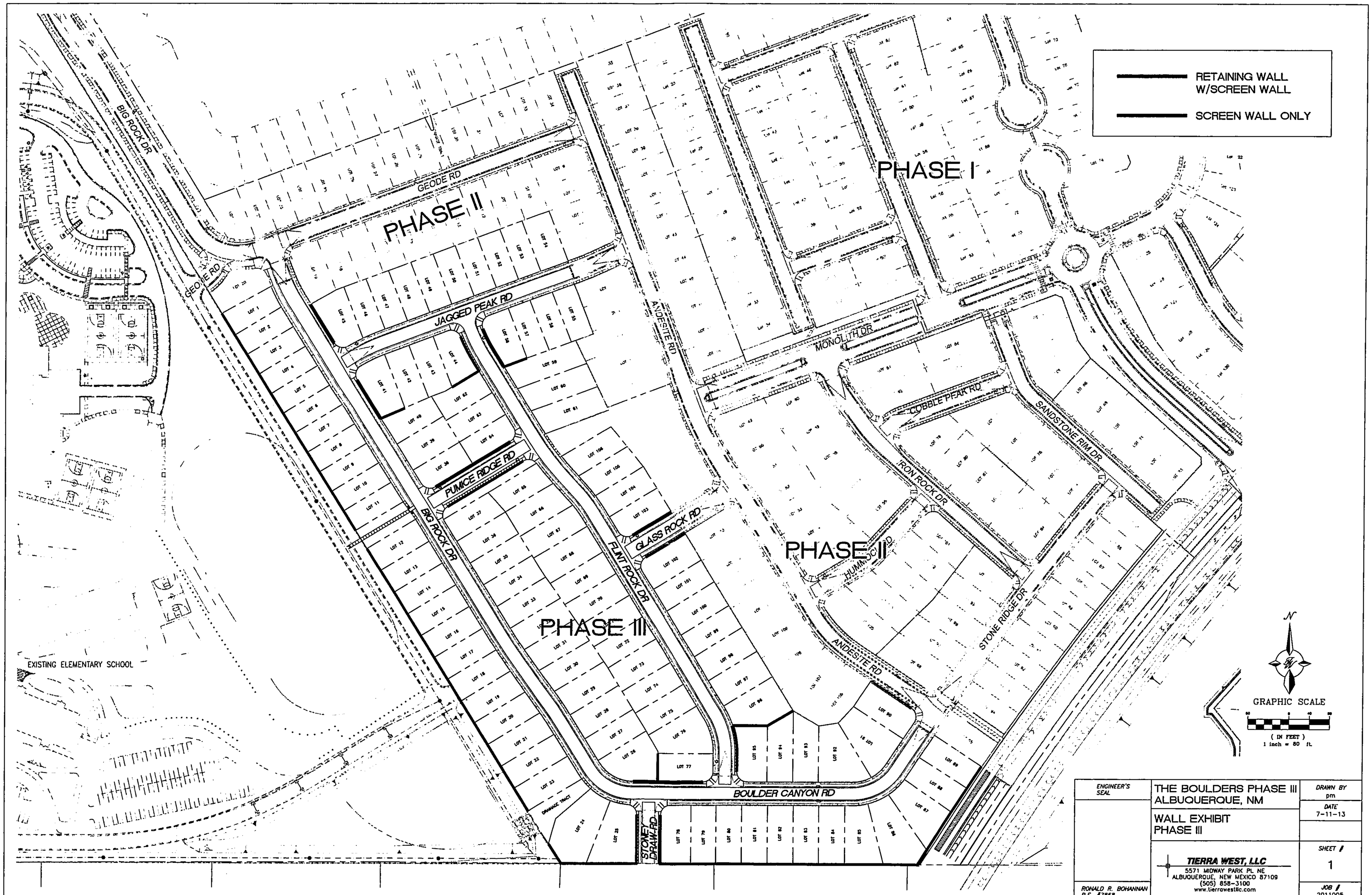
NTS



NOTE
TYPICAL OF ALL INTERSECTIONS

SIGHT TRIANGLE FOR STANDARD INTERSECTION

ENGINEER'S SEAL	THE BOULDERS PHASE III ALBUQUERQUE, NM	DRAWN BY pm
		DATE 7-11-13
	WALL EXHIBIT PHASE III	
	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



ENGINEER'S SEAL	THE BOULDERS PHASE III ALBUQUERQUE, NM	DRAWN BY pm
		DATE 7-11-13
	WALL EXHIBIT PHASE III	
	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

RETAINING WALL W/SCREEN WALL

SCREEN WALL ONLY

PHASE I

PHASE II

PHASE III

GEODE RD

BIG ROCK DR

JAGGED PEAK RD

ANDESITE RD

MONOLITH DR

COBBLE PEAK RD

SANDSTONE RIM DR

IRON ROCK DR

PUMICE RIDGE RD

GLASS ROCK RD

FLINT ROCK DR

HUMMOCK RD

STONE RIDGE DR

BOULDER CANYON RD

STONEY DRAW RD

DRAINAGE TRACT

EXISTING ELEMENTARY SCHOOL

N

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

ENGINEER'S SEAL	THE BOULDERS PHASE III ALBUQUERQUE, NM	DRAWN BY pm
		DATE 7-11-13
	WALL EXHIBIT PHASE III	
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # 1
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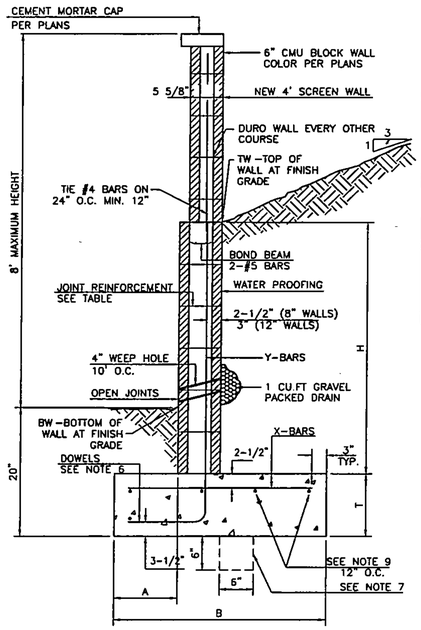

RETAINING W/ SCREEN WALL DETAIL

NTS

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ft.-in.	ft.-in.	in.	ft.-in.	in.		
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2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
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4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
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12 INCH REINFORCED CONCRETE MASONRY WALL

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ft.-in.	ft.-in.	in.	ft.-in.	in.		
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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"
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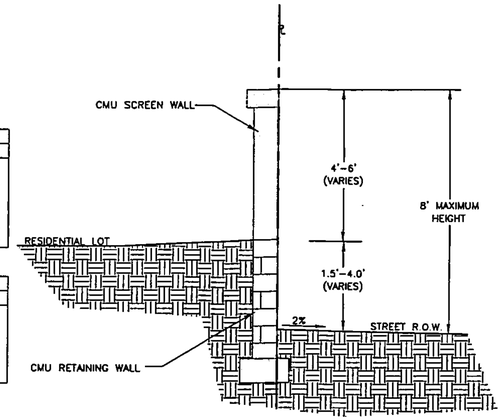
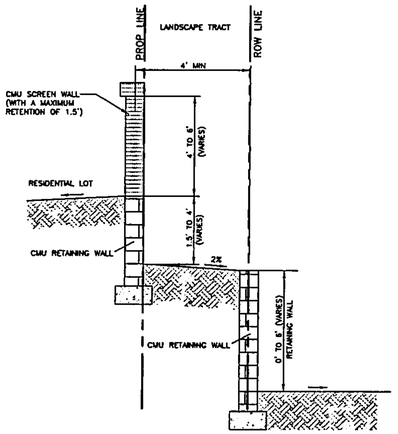


RETAINING WALL W/ SCREEN WALL DETAIL- TYPICAL

NTS



NOTE
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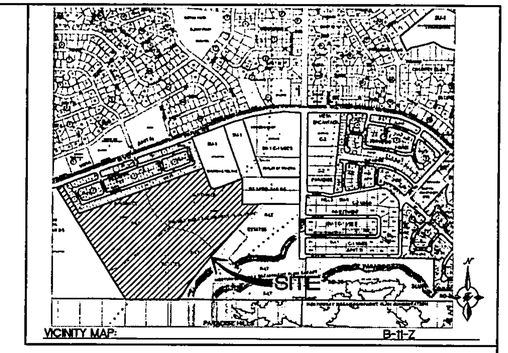
STEPPED RETAINING WALL W/ SCREEN WALL DETAIL

NTS



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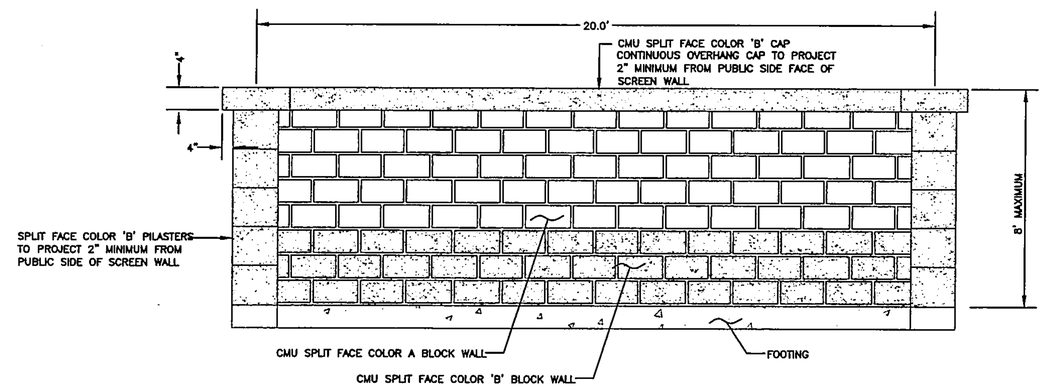
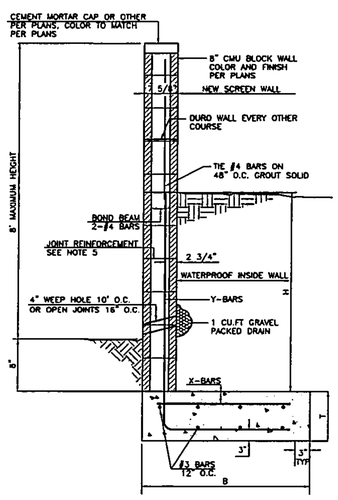


SCREENWALL/RETAINING WALL- ELEVATION FOR STREET FACING WALL

NTS



L-FOOTING RETAINING WALL DETAIL

NTS

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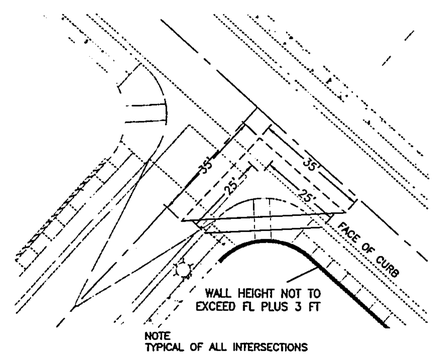
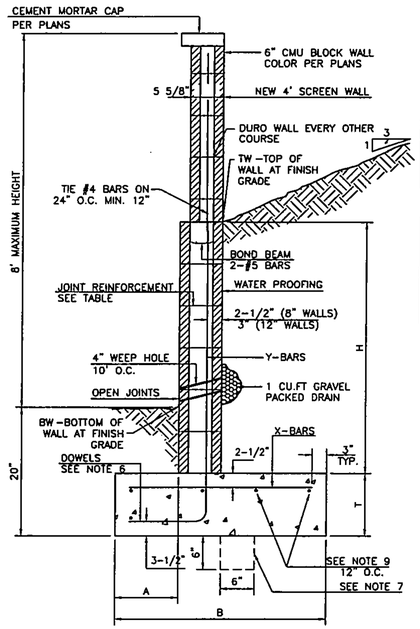
3'-4"	2'-9"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-0"	3'-3"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-8"	4'-0"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
5'-4"	5'-0"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.
6'-0"	5'-6"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.



NOTE
TYPICAL OF ALL INTERSECTIONS

SIGHT TRIANGLE FOR STANDARD INTERSECTION

ENGINEER'S SEAL	THE BOULDERS PHASE III ALBUQUERQUE, NM	DRAWN BY pm
		DATE 7-11-13
	WALL EXHIBIT PHASE III	
	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 W/ SCREEN WALL DETAIL

NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

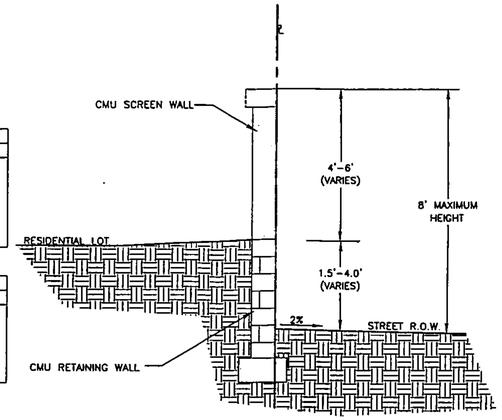
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"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

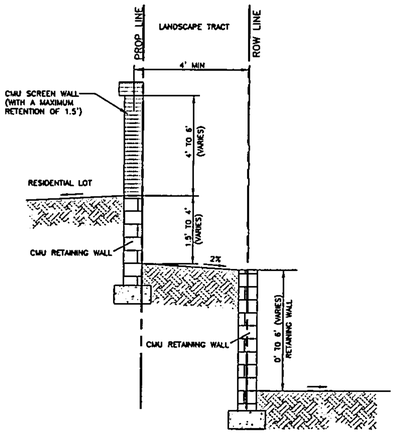
GENERAL NOTES:

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 WALL W/ SCREEN WALL DETAIL- TYPICAL

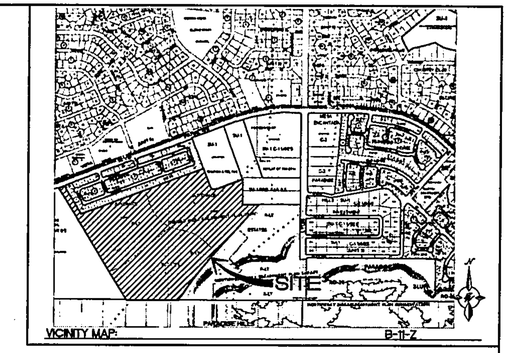
NTS



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

STEPPED RETAINING WALL W/ SCREEN WALL DETAIL

NTS

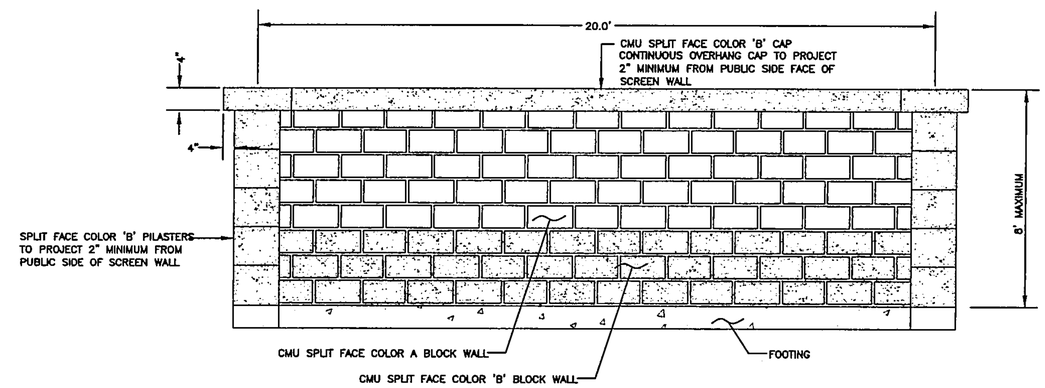


LEGAL DESCRIPTION:

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.

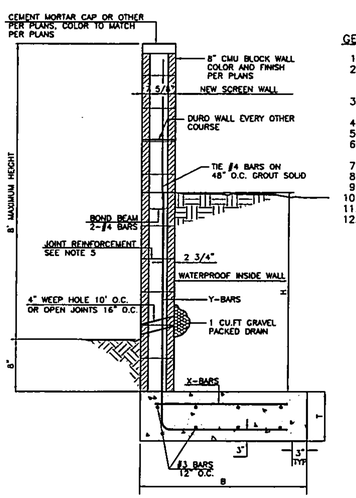
INTERSECTION LOCATION:

LOCATED AT UNSER BLVD. & PARADISE BLVD.



SCREENWALL/RETAINING WALL- ELEVATION FOR STREET FACING WALL

NTS



L-FOOTING RETAINING WALL DETAIL

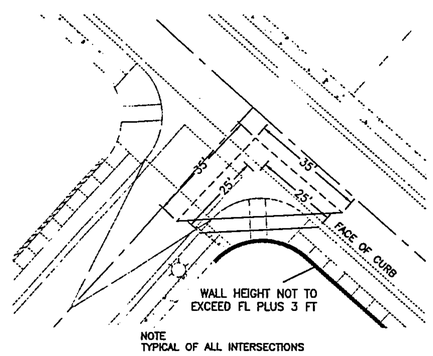
NTS

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'-6"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.



NOTE
TYPICAL OF ALL INTERSECTIONS

SIGHT TRIANGLE FOR STANDARD INTERSECTION

ENGINEER'S SEAL	THE BOULDERS PHASE III ALBUQUERQUE, NM	DRAWN BY pm
		DATE 7-11-13
	WALL EXHIBIT PHASE III	
	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

gaw

TIERRA WEST, LLC

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

October 23, 2012

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: MINOR REVISION TO PRELIMINARY PLAT INFRASTRUCTURE LIST
THE BOULDERS – PHASE 2
PROJECT # 1002632
ZONE ATLAS PAGE B-10 & B-11

Dear Mr. Cloud:

Tierra West LLC, on behalf of Flash Resources LLC, requests following approvals for Phase 2 of The Boulders Subdivision.

A. Amendment to approved infrastructure list – pertaining to storm drain diameter and extents for Andesite Drive and Geode Rd,
B. Amendment to approve preliminary plat and infrastructure list – pertaining to an increase in right of way width for Monolith Drive.

The storm drain in Andesite Drive and Geode Road was increased in size to address comments received from review of the infrastructure plans at DRC.

The right of way width for Monolith Drive is being increased from 71ft to 78ft to allow for the construction of the attached typical section with a wider proposed median to match the median constructed with Phase I.

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

Sincerely,

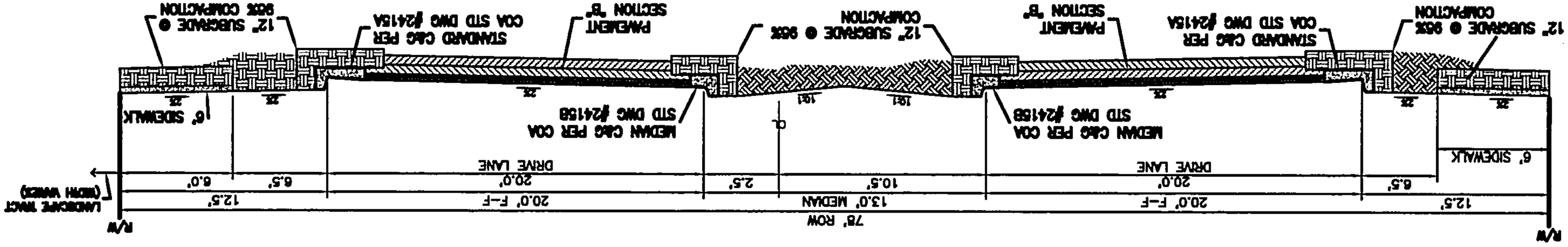
Vincent Carrica, P.E.

Enclosure/s

cc: . Pierre Amestoy – Flash Resources, LLC

JN: 2011005
VC/cla

Z:\2011\2011005 The Boulders - Pierre\Correspondence\2011005 Jack Cloud Phase II Amend Sketch Plat 10-23-12.doc


R/W
LANDSCAPE TRACT
(WIDTH VARIES)
12.5'
6.5'
20.0' F-F
DRIVE LANE
6' SIDEWALK
12" SUBGRADE @ 95% COMPACTION
STANDARD CMG PER COA STD DWG #24115A
PAVEMENT SECTION "B"
MEDIAN CMG PER COA STD DWG #24115B
2.5'
10.5'
13.0' MEDIAN
78' ROW
12" SUBGRADE @ 95% COMPACTION
PAVEMENT SECTION "B"
STANDARD CMG PER COA STD DWG #24115A
MEDIAN CMG PER COA STD DWG #24115B
20.0' F-F
DRIVE LANE
6' SIDEWALK
6.5'
6.0'
12.5'
12" SUBGRADE @ 95% COMPACTION
R/W
MONOLITH DRIVE
NTS

PROPOSED REVISED

10-23-12

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 9/11/12
Date Site Plan Approved:
Date Preliminary Plat Approved: 9-12-12
Date Preliminary Plat Expires: 9-12-13
DRB Project No.: 1002632
DRB Application No.:

ORIGINAL

INFRASTRUCTURE LIST

(Rev 8-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

THE BOULDERS - PHASE TWO

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
		32' F-F	Residential Paving (Major Local Roadway), Curb & Gutter • 6' Sidewalk (Both Sides)	Big Rock Drive	Paradise Boulevard	Geode Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Geode Road	Big Rock Drive	Andesite Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Andesite Drive	Tract B	Monolith Drive	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter • 4' Sidewalk (Both Sides)	Andesite Drive	Monolith Drive	Hummock Road	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter • 4' Sidewalk (Both Sides)	Geode Road	Big Rock Drive	Existing APS Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Andesite Drive	Hummock Road	Stone Ridge Drive	/	/	/
		32' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter • 4' Sidewalk (Both Sides)	Glass Rock Road	Andesite Drive	110 FT West	/	/	/
		~~48' F-F~~ 53' F-F	Residential Paving (Major Local Roadway), Curb & Gutter • 6' Sidewalk (Both Sides) w/ 13' F-F Median	Monolith Drive	Andesite Drive	Basalt Peak Drive	/	/	/

(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 (Both Sides)	Cobble Peak Road	Iron Rock Drive	Sandstone Rim Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Iron Rock Drive	Cobble Peak Road	Stone Ridge Drive	/	/	/
		32' F-F	Residential Paving(Normal Local Roadway), Curb & Gutter • 4' Sidewalk (Both Sides)	Iron Rock Drive	Monolith Drive	Cobble Peak Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Sandstone Rim Drive	Tract L North End	Tract "L" South End	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Hummock Road	Andesite Drive	Iron Rock Drive	/	/	/
		32' F-F	Residential Paving (Normal Local Roadway), Curb & Gutter • 4' Sidewalk (Both Sides)	Big Rock Drive	Geode Road	115' South of Geode Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Stone Ridge Drive	Andesite Road	Sandstone Rim Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter • 4' Sidewalk (Both Sides)	Jagged Peak Road	Andesite Drive	110 FT West of Andesite Drive	/	/	/
		38' F-F	Arterial Paving, Curb & Gutter 10' Paved Trail (West) w/ 13' F-Centerline Median	Unser Boulevard	200 Ft South of Boulder Trail Place	785 Ft South of Boulder Trail Place	/	/	/
		8"	SAS Gravity Line	Andesite Drive	Tract B	Stone Ridge Drive	/	/	/
		8"	SAS Gravity Line	Hummock Road	Andesite Drive	Iron Rock Drive	/	/	/
		8"	SAS Gravity Line	Iron Rock Drive	Monolith Drive	Stone Ridge Drive	/	/	/
		8"	SAS Gravity Line	Standstone Rim Drive	Tract L North End	Tract L South End	/	/	/
		8"	SAS Gravity Line	Stone Ridge Drive	Andesite Drive	Sandstone Rim Drive	/	/	/
		8"	SAS Gravity Line	Big Rock Road	Stone Ridge Road	Andesite Drive	/	/	/

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	Jagged Peak Road	Andersite Drive	110 FT West of Andesite Drive	/	/	/
		8"	Water PVC Line	Geode Road	Big Rock Drive	Andesite Drive	/	/	/
		8"	Water PVC Line	Big Rock Drive	Paradise Boulevard	Geode Road	/	/	/
		8"	Water PVC Line	Andesite Drive	Tract B	Stone Ridge Drive	/	/	/
		8"	Water PVC Line	Jagged Peak Road	Andesite Drive	110 Ft West of Andesite Drive	/	/	/
		8"	Water PVC Line	Monolith Drive	Basalt Peak Drive	Andesite Drive	/	/	/
		8"	Water PVC Line	Hummock Road	Andesite Drive	Iron Rock Drive	/	/	/
		8"	Water PVC Line	Iron Rock Drive	Monolith Drive	Stone Ridge Drive	/	/	/
		6" - 8"	Water PVC Line	Cobble Peak Road	Iron Rock Drive	Sandstone Rim Drive	/	/	/
		6" - 8"	Water PVC Line	Sandstone Rim Drive	Tract L North End	Tract L South End	/	/	/
		8"	Water PVC Line	Stone Ridge Drive	Andersite Drive	Sandstone Rim Drive	/	/	/
		8"	Water PVC Line	Big Rock Drive	Geode Road	60 FT South of Geode Road	/	/	/
		~~XX~~ 30"-36"	RCP Storm Sewer	Andesite Drive	Geode Road	Stone Ridge Drive	/	/	/

(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
		24" - 30"	RCP Storm Sewer	Sandstone Rim Drive	Cobble Peak Road	Tract L South End	/	/	/
		36" - 42"	RCP Storm Sewer	Stone Ridge Drive	Andesite Drive West of Lot 94	50 FT West of Andesite Road	/	/	/
		24"	RCP Storm Sewer	Stone Ridge Drive	Sandstone Rim Drive	120 FT West of Sandstone Rim Drive	/	/	/
		42"	RCP Storm Sewer	Route Connection	Stone Ridge Drive	Unser Boulevard NBL Crossing	/	/	/
		>30"	RCP Storm Sewer	Geode Road	Andesite Drive	Tract C	/	/	/
		7.352 ac-ft	Temporary Retention Pond	Tract B-1	-	-	/	/	/
		11.391 ac-ft	Temporary Retention Pond	Tract 6-A	-	-	/	/	/
		12'	Concrete Channel	Tract C	North Property Line	South Property Line	/	/	/
		Catch basins and RCP connections included with storm sewer.					/	/	/
		Water infrastructure to include valves, fittings, valve boxes, and fire hydrants as required.					/	/	/
		Sanitary sewer to include manholes and service connections as required.					/	/	/
		Residential street lights per DPM.					/	/	/
							/	/	/
							/	/	/
							/	/	/

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

2 Ceritfication of the grading plan is required for release of financial guarantees.

3 3' Retaining Wall on Big Rock Drive - From Paradise Blvd +/- 205' South

AGENT / OWNER

RONALD R. BOHANNAN, PE
NAME (print)

TIERRA WEST, LLC
FIRM

9/12/12
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

9-12-12
DRB CHAIR - date

09-12-12
TRANSPORTATION DEVELOPMENT - date

09/12/12
UTILITY DEVELOPMENT - date

9/12/12
CITY ENGINEER - date

9/12/12
PARKS & RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 03.17.2011)