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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 22, 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)

AMAFCA
No comments provided.

COG
No comments provided.

TRANSIT
No comments provided.

ZONING ENFORCEMENT
No comments provided.

NEIGHBORHOOD COORDINATION
Letters sent to: **Paradise Hills Civic Association**

APS
The Boulders, Tracts A and B, is located on the west side of Unser Blvd NW between Paradise Blvd NW and Paseo Del Norte. The owner of the above property requests a Vacation of Public Easement and a Temporary Deferral of Sidewalk Construction. As well as, approval of a Major Preliminary Plat. This development will consist of 130 single family homes at full build out. These residential units will impact Sunset View Elementary School, James Monroe Middle School, and Cibola High School. Currently, all three schools have excess capacity.

Loc No	School	2011-12 40th Day	2011-12 Capacity	Space Available
393	Sunset View ES	528	650	122
490	James Monroe MS	963	1015	52
580	Cibola HS	1602	1794	192

Residential Units: 130
Est. Elementary School Students: 33
Est. Middle School Students: 14

Est. High School Students: 14
Est. Total # of Students from Project: 61
*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

POLICE DEPARTMENT
No comments provided.

FIRE DEPARTMENT
No comments

PNM ELECTRIC & GAS
No comments provided.

COMCAST
No comments provided.

QWEST
No comments provided.

ENVIRONMENTAL HEALTH
No comments provided.

M.R.G.C.D
1. Previously reviewed 04/06/2011.
2. No Adverse Comments.

OPEN SPACE DIVISION
No comments provided.

CITY ENGINEER
Comments, if any, will be provided at the meeting

TRANSPORTATION DEVELOPMENT
Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.
The submittal letter notes that a revised trip distribution exhibit, right of way width exhibit, and sight line exhibit are included. However, the exhibits are not included in this submittal. Until these exhibits are provided, infrastructure requirements cannot be determined.
Clarify all access points proposed with Phase 2.
Previous discussions indicated that a direct vehicular connection to the adjacent APS facility was for pedestrian usage only; however, the proposed plat shows Geode Road connecting to the facility. Written permission from APS must be provided to tie in their facility; is a public road appropriate?

PARKS AND RECREATION

ABCWUA

PLANNING DEPARTMENT
Refer to comments from affected agencies/ Hydrology plus any public hearing comments regarding proposed vacation.
Refer to comments from Transportation Development regarding Temporary Deferral of Sidewalk Construction as well as street layout and street widths.

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

3. Project# 1002632
12DRB-70013 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) 2, 3, & 7, **BLK LAND PLAT OF SUNDANCE ESTATES** zoned R-LT, located on UNSER BLVD NE BETWEEN PARADISE BLVD NW AND PASEO DEL NORTE NW (B-10 & 11) **THE FINAL PLAT WAS APROVED.**

4. Project# 1002739
12DRB-70005 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS Unit(s) 2,** zoned R-D, located on 118TH BETWEEN DENNIS CHAVEZ AND GIBSON containing approximately 24.07 acre(s). (N-8)**A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

5. Project# 1004715
12DRB-70006 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Block(s) 19, 20, Tract(s) 1-A-4, **JUAN TABO HILLS Unit(s) 2,** located on POCONO BETWEEN SALVATOR AND MAYWOOD containing approximately 82.9917 acre(s). (M-21&22) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

6. Project# 1008961
11DRB-70338 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SBS CONSTRUCTION , LLC agent(s) for ANDRE AND BEVERLY CHACON request(s) the above action(s) for all or a portion of Tract(s) 28-B-7-A, zoned RA-2, located on LOS ANAYAS NW BETWEEN GABALDON RD NW AND LOS LUCEROS NW containing approximately .7168 acre(s). (G-12) **DEFERRED TO 1/25/12 AT THE AGENT'S REQUEST.**

7. Project# 1006007
12DRB-70010 EXT OF MAJOR PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **MESA DEL SOL INNOVATION PARK** zoned PC, located on UNIVERSITY BLVD SE BETWEEN AVEDON DR SE AND ARBUS DR SE containing approximately 21.8 acre(s). (R-15, 16 AND S-15, 16) **DEFERRED TO 1/25/12 AT THE AGENT'S REQUEST.**

8. Project# 1008435
11DRB-70270 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for WILLIAM E GALBRETH LAND DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) N-7-A, **TANOAN ADDITION** zoned R-D, located on SAN ANTONIO BETWEEN TRAMWAY AND SOUVGNON containing approximately 6.8328 acre(s). (E-22) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

DEVELOPMENT REVIEW BOARD
Action Sheet

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

May 11, 2011 9:00 AM
MEMBERS:

Jack Cloud, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

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

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

1. Project# 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.**

HEARING DATE: 1-18-12 (FP)

HEARING DATE: 10-26-11 (SK)

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 29, 2011

Project# 1002632
11DRB-70149 SIDEWALK VARIANCE

TIERRA WEST LLC agent(s) for FLASH RESOURCES, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, 3, & 7, **BULK LAND PLAT OF SUNDANCE ESTATES** zoned R-LT, located on UNSER BETWEEN PARADISE AND PASEO DEL NORTE containing approximately 73.1683 acre(s). (B-10 & 11)
[Deferred from 6/8/11, 6/15/11]

At the June 29, 2011 Development Review Board meeting, the the sidewalk variance was approved for meandering sidewalk on Monolith Drive NW within a Public Sidewalk Easement to allow for a wider median,and a waiver of sidewalk on the west side of Boulder Trail NW at this time based on the exhibit and the concept of sidewalk connections to Unser Boulevard NW from the adjacent streets, along with the proposed landscape plan for the Boulder Trail right of way, and subject to the provision of a Public Sidewalk Easement on Tract L for a future sidewalk if needed.

If you wish to appeal this decision, you must do so by July 15, 2011, in the manner described below.

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

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

Jack Cloud, DRB Chair

Cc: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109
Cc: Flash Resources – 4461 Irving Blvd. NW – Albuquerque, NM 87114
Marilyn Maldonado, Planning Department, 4th Floor, Plaza Del Sol Bldg.
File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 29, 2011
DRB Comments

ITEM # 11

PROJECT # 1002632 APPLICATION # 11-70149

RE: Tract 2, 3 &7, Sundance Estates

The requested waiver of sidewalks would vary from the City's minimum design criteria for Major Local Streets; in addition to vehicular lanes and curb and gutter, that criteria includes sidewalks on both sides of the street. Per the Development Process Manual, "Major Local Streets shall be designed to discourage high speed driving and to support Walking." [Chapter 23, Section 2.A.9]

The sidewalk on the west side of Boulder Trail is not necessarily "functionally unnecessary;" it could still provide direct, separate pedestrian access for some of this subdivision. Additionally, the lack of to the southwest of this subdivision is not adequate justification for a total waiver.

The proposed alternative sidewalk connections to Unser might address the criteria for a waiver of sidewalks in conjunction with an acceptable landscape plan. In order to accept such a plan with minimal administrative review it is recommended that the Sidewalk Variance Exhibit be revised to include this portion under 'Temporary Deferral' to allow the landscape plan to be implemented and its effectiveness to be reviewed within the 4 years of the SIA. At that time, the City could reconsider the removal of this sidewalk from the Infrastructure List.

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 15, 2011
DRB Comments

ITEM # 13

PROJECT # 1002632 APPLICATION # 11-70149

RE: Tract 2, 3 &7, Sundance Estates

The requested waiver of sidewalks would vary from the City's minimum design criteria for Major Local Streets; in addition to vehicular lanes and curb and gutter, that criteria includes sidewalks on both sides of the street. Per the Development Process Manual, "Major Local Streets shall be designed to discourage high speed driving and to support Walking." [Chapter 23, Section 2.A.9] It is not equitable to require residents of part of the subdivision to cross multiple streets or experience out of direction travel just to use a sidewalk. This is particularly applicable for Monolith Drive vis. a vis. pedestrian connections within the subdivision; such a waiver would discourage, rather than encourage, pedestrian movement.
The proposed alternative sidewalk connections to Unser do not adequately address the criteria for a Sidewalk Variance request for waiver of sidewalks. A special functional condition must be demonstrated. If additional landscaping is desired, this can be accomplished by increasing the size of the homeowner's tracts adjacent to the rights of way.

_____

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

Current DRC
Project Number:_____

FIGURE 12

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

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

THE BOULDERS - PHASE 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 (Normal 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	West Property Line	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 * 6' Sidewalk (Both Sides)	Andesite Drive	Monolith Drive	Glass Rock Road	/	/	/
		28' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter * 6' Sidewalk (Both Sides)	Andesite Drive	Glass Rock Road	Hummock Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Andesite Drive	Hummock Road	Stone Ridge Drive	/	/	/
		28' F-F	Residential Paving, (Normal Local Roadway), Curb & Gutter * 6' 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	Private P.E.	City Cnst Engineer
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Cobble Peak Road	Iron Rock Drive	Sandstorne Rim Drive	/	/	/
		28' F-F	Residential Paving (Normal Local Roadway, Curb & Gutter * 6' Sidewalk (Both Sides)	Iron Rock Drive	Monolith Drive	Cobble Peak Road	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Iron Rock Drive	Cobble Peak Road	Stone Ridge Drive	/	/	/
		28' F-F	Residential Paving, Curb & Gutter * 4' Sidewalk (Both Sides)	Standstone 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	/	/	/
		28' F-F	Residential Paving, 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	Standstone 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	/	/	/
		24" - 30"	RCP Storm Sewer	Andesite Drive	Glass Rock Road	Stone Ridge Drive	/	/	/

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	/	/	/
		30"	RCP Storm Sewer	Stone Ridge Drive	Andesite Drive	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	/	/	/
		10.958 ac-ft	Temporary Retention Pond	Tract 6-A	-	-	/	/	/
		7.297 ac-ft	Temporary Retention Pond	Tract B-1	-	-	/	/	/
		Sanitary sewer to include manholes and service connections as required.					/	/	/
		Catch basins and RCP connections included with storm sewer.					/	/	/
		Residential street lights per DPM.					/	/	/
		Water infrastructure to include valves, fittings, valve boxes, and fire hydrants as required.					/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private 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	
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)

Complete 1-20-12 #5 DONE 1-20-11

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 #:* 12DRB-70013

Project Name: Bulk Land of Sundance Estates

Agent: Tierra West *Phone #:*

Your request was approved on 1-19-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

☐ TRANSPORTATION:

☐ ABCWUA:

☑ CITY ENGINEER / AMAFCA: S/A Address comments

☐ 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.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

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

Z — **ZONING & PLANNING**
- ____ Annexation
- **V** ____ 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
- **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: 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: Major Subdivision Preliminary Plat / Vacation of Public Easement / Temporary Deferral of Sidewalk Construction

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 July 27, 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
12DRB-70223	VPE	___	$435.00
-	CMF	___	$20.00
-	ADV	___	$75.00
12DRB-70224	IDS	___	$ Ø
12DRB-70225	PP	___	$2,260.00
			Total
			$2,790.00

Hearing date August 22, 2012

7-27-12
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)** 4

☐ **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 P. Carrica, PE
Applicant name (print)

July 27, 2012
Applicant signature / date

Form revised 4/07

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

Application case numbers
12 - DRB - 70223
12 - DRB - 70224
- - -

7-27-12
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.

Vincent P. Carrica, PE
Applicant name (print)
July 27, 2012
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
_____-_____-_____
_____-_____-_____
_____-_____-_____

7-27-12
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 August 7, 2012 To August 22, 2012

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.

_____, 07-27-12
(Applicant or Agent) (Date)

I issued 3 signs for this application, 7-27-12, _____
(Date) (Staff Member)

Rev. 11/8/90

APPLICATION NUMBER: 1002632

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, 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 22, 2012

Comments must be received by:

Friday, August 17, 2012

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

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 22, 2012,** beginning at **9:00 a.m.** for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Tuesday, **August 21, 2012**, beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

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)
Project# 1007204 12DRB-70226 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	BOHANNAN HUSTON INC agent(s) for ARMSTRONG DEVELOPMENT PROPERTIES request(s) the referenced/ above action(s) for all or a portion of **UNSER CROSSINGS** zoned C-2, located on the SW corner of CENTRAL AVE SW and UNSER BLVD SW containing approximately *50.6833 acre(s). (K-9 & K-10)*

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

Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 5, 2012.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

S	Z		
		SUBDIVISION	
X		Major subdivision action	
X		Minor subdivision action	
		____ 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	
		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: rrb@tierrawestllc.com

APPLICANT: Flash Resources, LLC PHONE: 505-822-0044

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

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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 July 27, 2012

(Print Name) Vincent P. Carrica, PE Applicant: ☐ Agent: ☒

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

	Application case numbers	Action	S.F.	Fees
☐ **INTERNAL ROUTING**				
☐ All checklists are complete	12DRB-70223	VPE		$435.00
☐ All fees have been collected	-	CMF		$20.00
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☐ Case history #s are listed	12DRB-70225	PP		$2,260.00
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☐ F.H.D.P. density bonus				
☐ F.H.D.P. fee rebate				$2,790.00

Hearing date August 22, 2012

7-27-12
Staff signature & Date

Project # 1002632

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- ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
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☒ **VACATION OF PUBLIC EASEMENT (DRB27)** 4

☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
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Vincent P. Carrica, PE
Applicant name (print)

July 27, 2012
Applicant signature / date

Form revised 4/07

☐ Checklists complete
☐ Fees collected
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☐ Related #s listed

Application case numbers
12 - DRB - 70223
12 - DRB - 70224
- -

7-27-12
Planner signature / date

Project # 1002632

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N/A **Signed** Pre-Annexation Agreement if Annexation required.
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X Fee (see schedule)
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Preliminary plat approval expires after one year.
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☐ **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)
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(Temporary sidewalk deferral extension use FORM-V)

___ Zone Atlas map with the entire property(ies) clearly outlined
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___ 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.

Vincent P. Carrica, PE
Applicant name (print)
July 27, 2012
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
_____-_____-_____
_____-_____-_____
_____-_____-_____

7-27-12
Planner signature / date

Project # 1002632

TIERRA WEST, LLC

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

July 26, 2012

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

RE: MAJOR PRELIMINARY 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 following approvals for Phase 2 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 2 site is currently undeveloped, partially regraded and zoned R-LT and the proposed plat will create 113 lots and 7 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 additional exhibits for clarity of these requests including an update trip distribution and right of way width exhibit, a site line exhibit for the connection of the subdivision to Paradise Blvd and a Unser Blvd exhibit showing status of various sections between Paradise Blvd and Boulders south property line.

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

Sincerely,

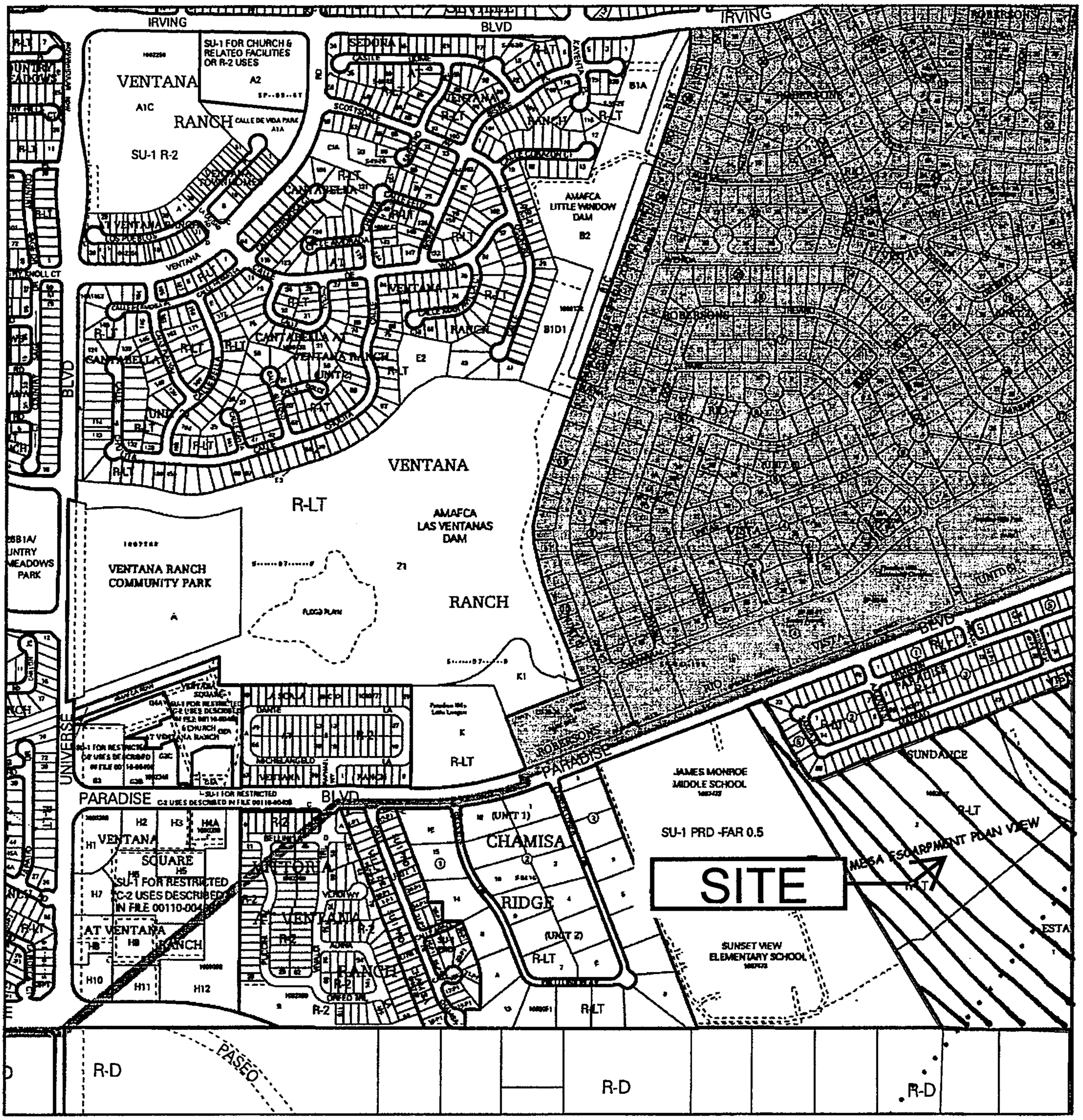
Vincent Carrica, P.E.

Enclosure/s

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

JN: 2011005
VC/ca

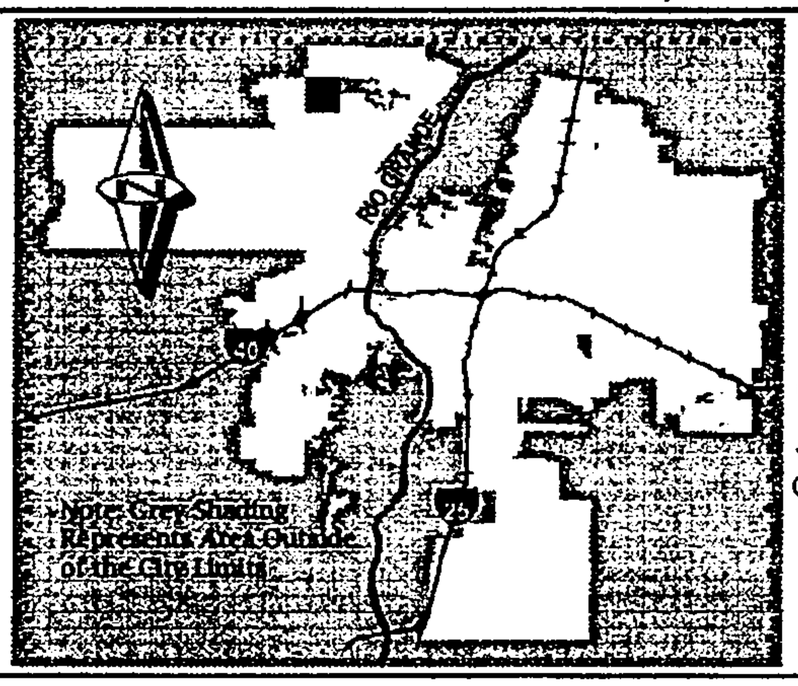
Z:\2011\2011005\Correspondence\2011005 Jack Cloud Phase 2 Preliminary Plat Ltr. 07-26-12.doc



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



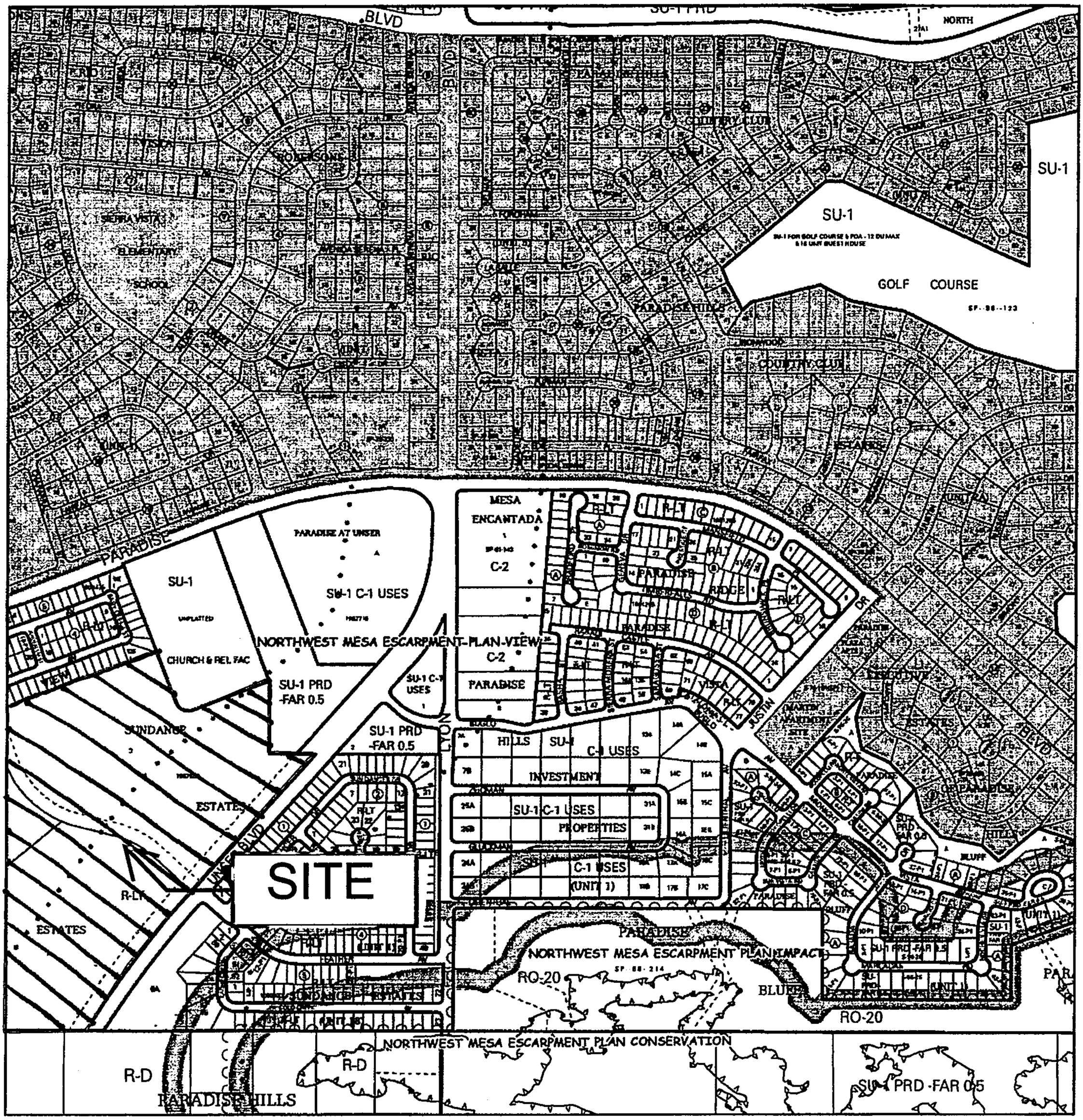
Zone Atlas Page:

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

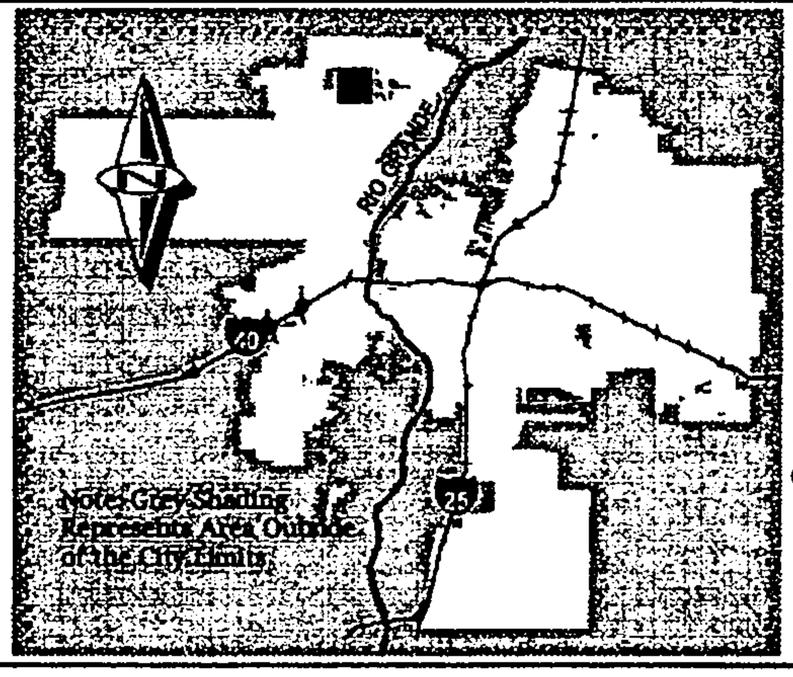
0 — 750 — 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

B-11-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

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 25, 2012

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

Dear Cynthia:

Thank you for your inquiry of **July 25, 2012**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 & B, THE BOULDERS, 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.
Tom Anderson
10013 Plunkett Dr. NW/87114 897-2593 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS AA 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.

****

(below this line for ONC use only)

Date of Inquiry: **07/25/12** Time Entered: **3:20 p.m.** ONC Rep. Initials: **siw**

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ 5.20
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 10.30

USPS ALBUQUERQUE, NEW MEXICO 87106 JUL 27 2012 Postmark Here

Sent To Mr. Tom Anderson

Street, A Paradise Hills Civic Association

or PO Bc 10013 Plunkett Dr. NW

City, Stat Albuquerque, NM 87114

PS Form

ctions

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

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 113 Single-Family ___ Multi-Family 113 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 280

APS Cluster Cibola

EXHIBIT A

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and AmGo Properties LLC ("Developer") effective as of this ___ day of _____, 20__, and pertains to the subdivision commonly known as The Boulders, and more particularly described as ___*[use current legal description]* Tracts 2, 3 & 7, Bulk Land Plat of Sundance Estates _____ _____ _____(the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

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

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.

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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

17th

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 Marra
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 Mortera, its Authorized Agent, on behalf of Capital Alliance Investments, LLC

BY: _____
Notary Public

My Commission Expires: _____
Revised 06/05

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

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Mary Herrera Bern. Co. EASE R 19.00

MANAGEMENT AUTHORIZATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MEMBERS:

BUILDERS INVESTMENT COMPANY
OF NEW MEXICO, LTD. CO.

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

THE GOODING FAMILY LIMITED PARTNERSHIP

By:_____
Name: Richard Gooding
Title: General Partner

_____
Pierre Amestoy

_____
Soleman Travelstead

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Mary Herrera Bern. Co. EASE R 19.00

EXHIBIT A

Sheet 1 of 2

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Christopher S. Croshaw NMPLS No. 14733

CHRISTOPHER S. CROSHAW NEW MEXICO 14733 REGISTERED PROFESSIONAL SURVEYOR

6-3-05
Date

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Page: 5 of 6
10/11/2005 04:25P
Bk-A165 Pg-546
Mary Herrera Bern. Co. ERSE R 19.00

EXHIBIT A

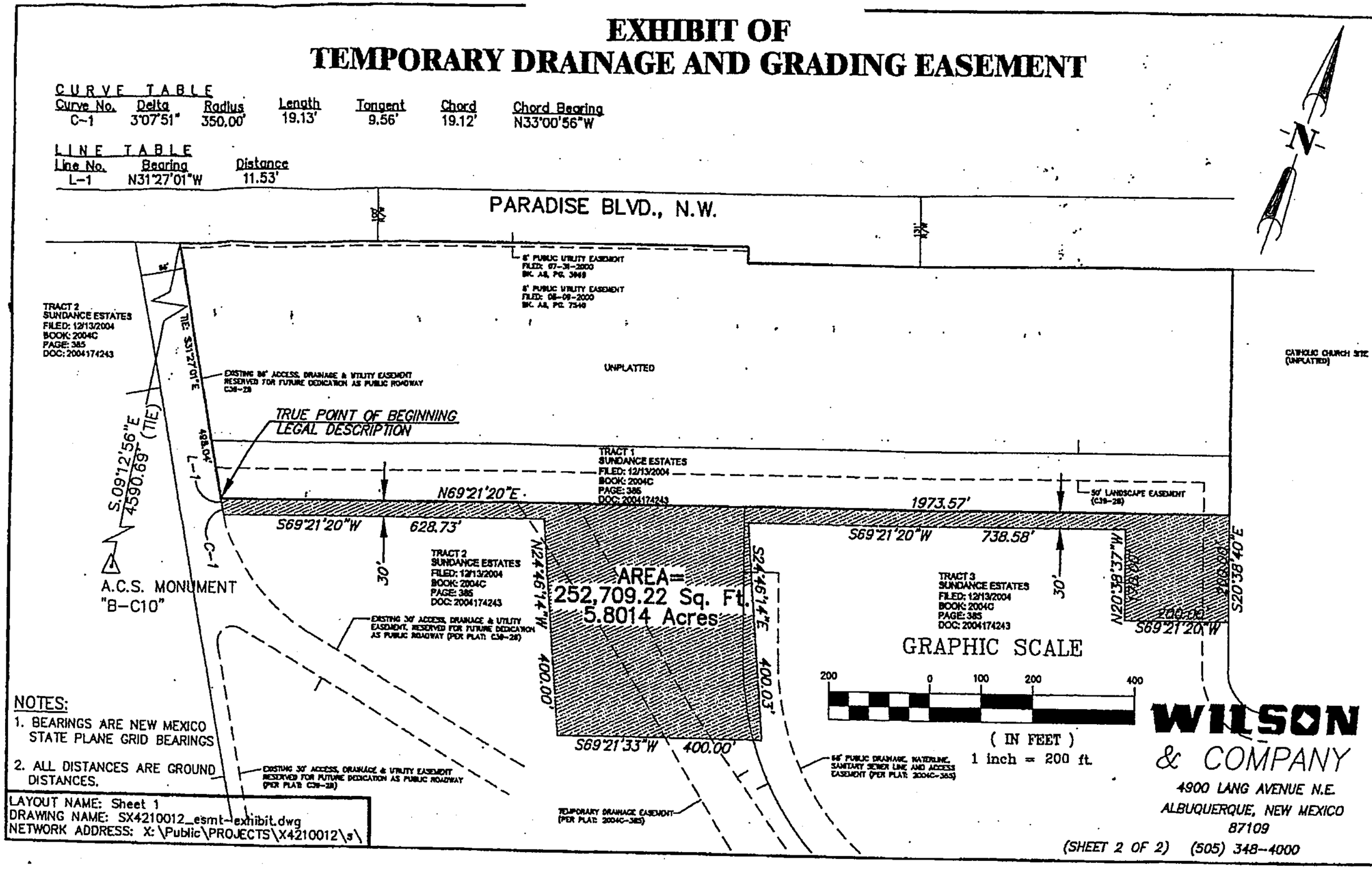
EXHIBIT OF
TEMPORARY DRAINAGE AND GRADING EASEMENT

CURVE TABLE

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

LINE TABLE

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



NOTES:

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

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

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

(SHEET 2 OF 2)

2005150965
634784
Page: 6 of 6
10/11/2005 04:25P
Bk-A105 Pg-546
R 19.00
Mary Herrera
Bern. Co. EASE

August 22. 2012

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

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

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

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

APPLICANT: Capital Alliance Investments PHONE: 505-828-1100

ADDRESS: 11024 Montgomery Blvd. NE Suite 348 FAX: 505-823-9441

CITY: Albuquerque STATE NM ZIP 87111 E-MAIL:

Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Extension of the SIA for Temporary Deferral of Sidewalk Construction

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

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

Lot or Tract No. Units 1 and Unit 1-B Block: Unit:

Subdiv/Addn/TBKA: Sundance Estates

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

Zone Atlas page(s): B-11 UPC Code: 101106507203930302 / 101106507203930302 & 101106513900530301

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Project # 1002632

CASE INFORMATION:

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

No. of **existing** lots: 166/ No. of **proposed** lots: No Change Total area of site (acres): 32.3+/- &

LOCATION OF PROPERTY BY STREETS: On or Near: Lyon Boulevard NW

Between: Paradise Blvd. NW and Proposed Unser Alignment

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

SIGNATURE DATE July 12, 2012

(Print) Ronald R. Bohannan, P.E. Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
12 - DRB - 70203	ESIA	___	$ 50.00
___ - ___ - ___	CMF	___	$ 20.00
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
			Total
			$ 70.00

Hearing date July 25, 2012

7-16-12
Planner signature / date

Project # 1002632

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**

☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. 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
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☐ **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
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- X List any original and/or related file numbers on the cover application

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☐ **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)
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Ronald R. Bohannan, P.E.
Applicant name (print)

July 12, 2012
Applicant signature / date

Form revised 4/07

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

Application case numbers
12 - DRB - 70203
- -
- -

7-16-12
Planner signature / date

Project # 1002632

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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Between: Paradise Blvd. NW and Proposed Unser Alignment

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FOR OFFICIAL USE ONLY Form revised 4/07

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☐ Site is within 1000ft of a landfill	___-___-___	___	___	$
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	Hearing date July 25, 2012			$ 70.00

7-16-12
Planner signature / date

Project # 1002632

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Ronald R. Bohannan, P.E.
Applicant name (print)
July 12, 2012
Applicant signature / date

Form revised 4/07

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

Application case numbers
12 - DRB - 70203
____ - ____ - ____
____ - ____ - ____

7-16-12
Planner signature / date

Project # 1002632

TIERRA WEST, LLC

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

July 12, 2012

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

RE: EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION SUNDANCE ESTATES UNIT 1 & 1B PROJECT # 1002632 ZONE ATLAS PAGE B-11

Dear Mr. Cloud:

Tierra West LLC, on behalf of Capital Alliance Investments, requests approval of the two year extension for the Deferral of Sidewalk Construction. The site is existing subdivision that encompasses Sundance Estates Unit 1 and Unit 1B. Enclosed for your review are the sidewalk exhibits.

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

Sincerely,

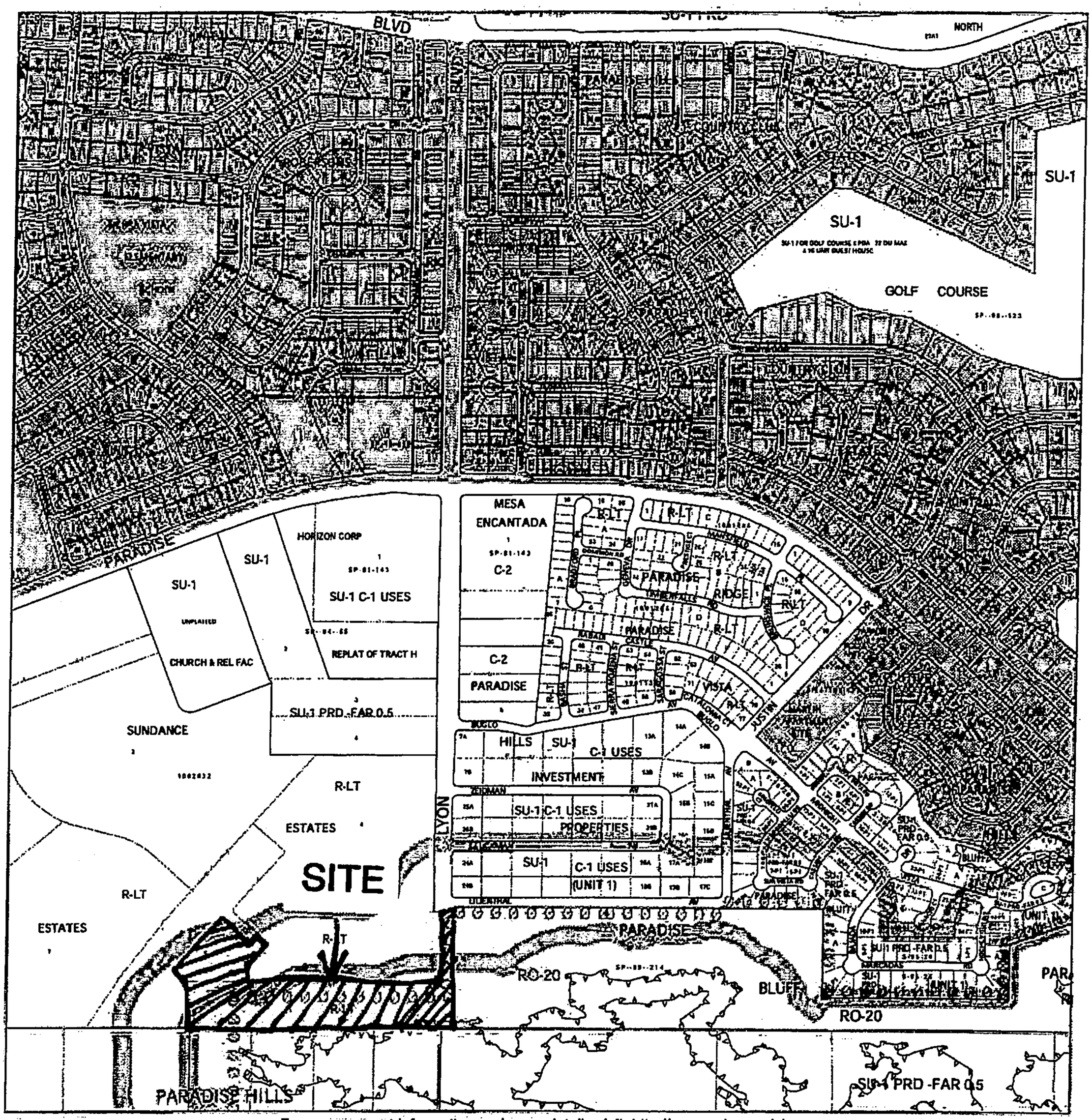
Ronald R. Bohannan, P.E.

Enclosure/s

cc: Steven Wells – Los Alamos National Bank
Jeff Watson – Capital Alliance Investments

JN: 25056
RRB/cla

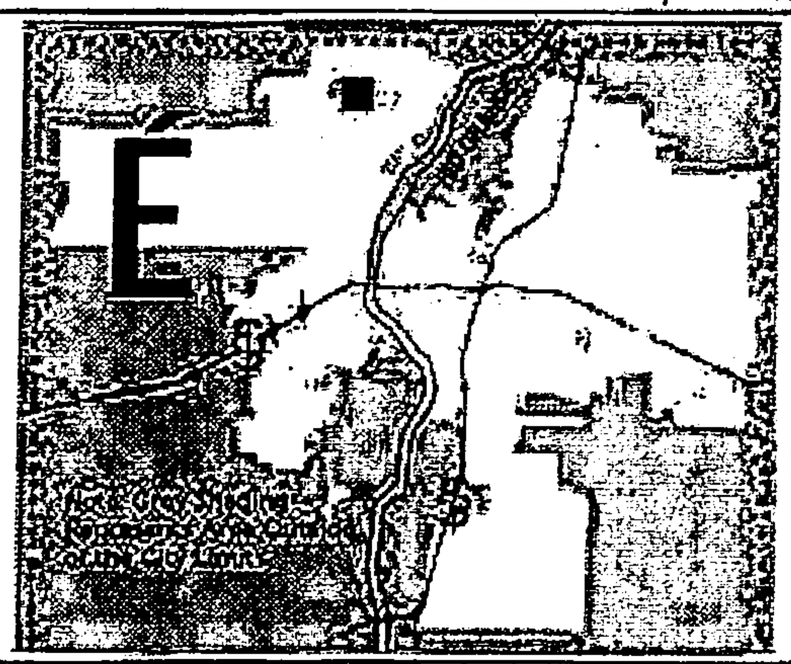
Z:\2005\25056\Correspondence\25056 Jack Cloud Sidewalk SIA - 5th Extion 07-02-12.doc



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

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005



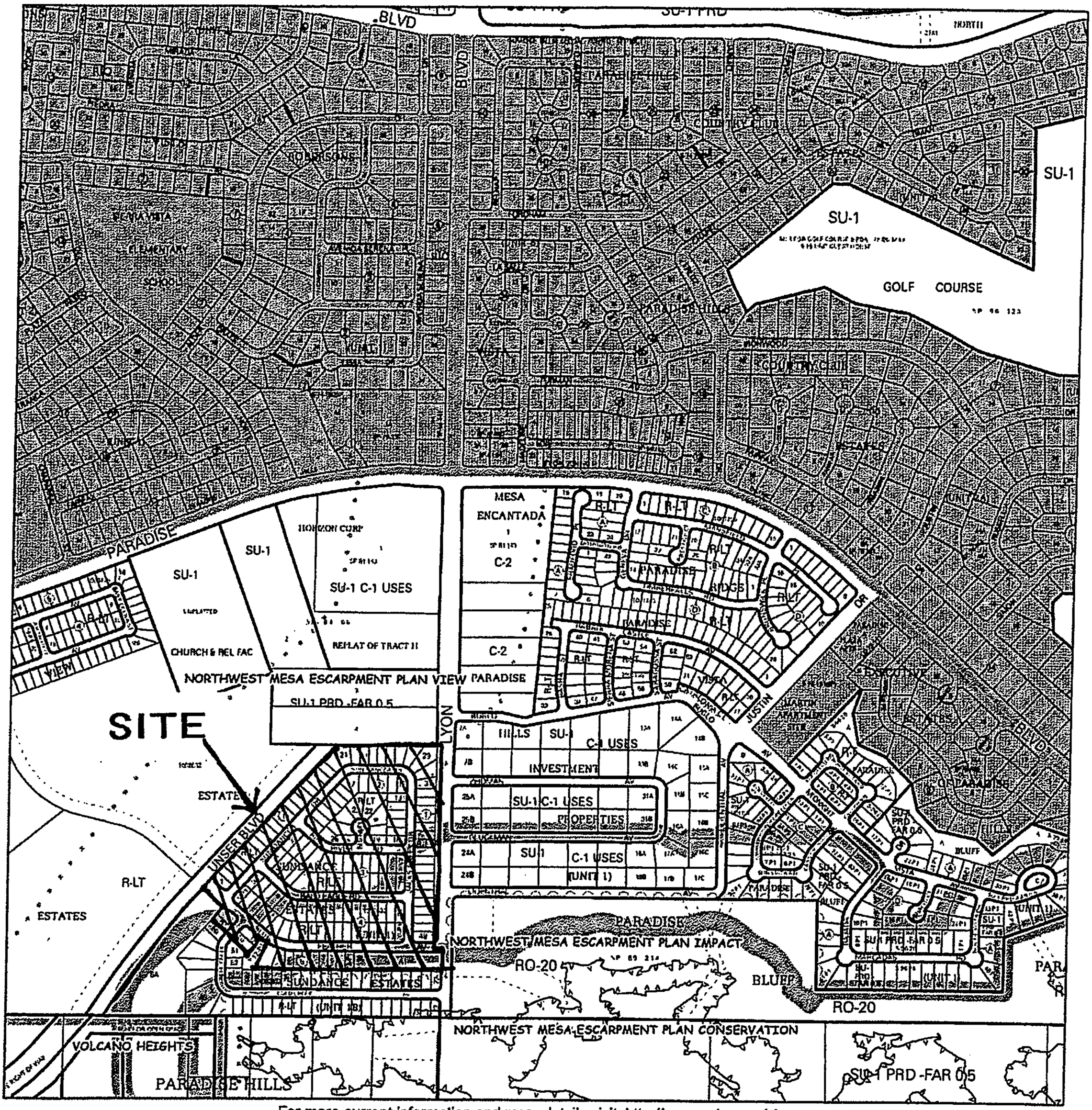
Zone Atlas Page:

B-11-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

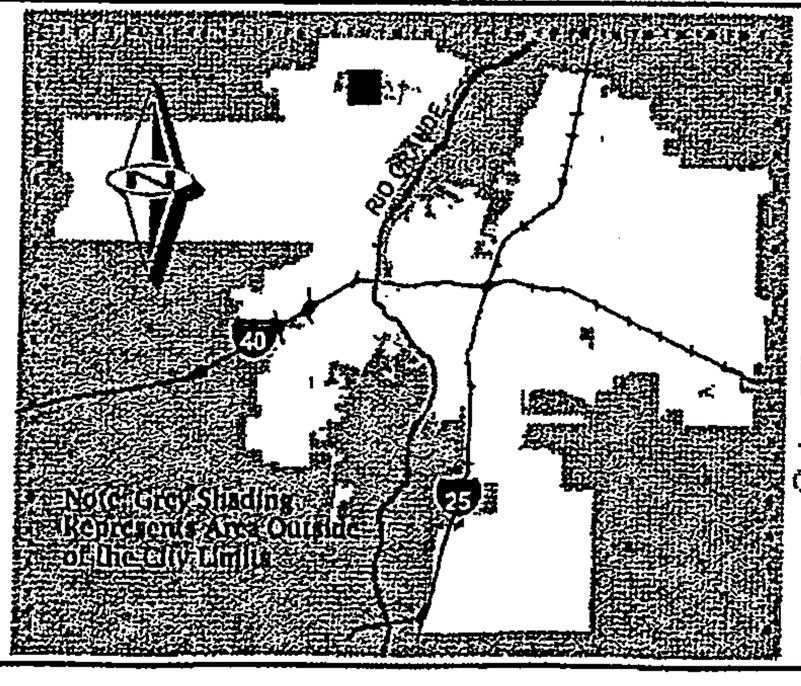
0 — 750 — 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 9/6/2007



Zone Atlas Page:

B-11-Z

Selected Symbols

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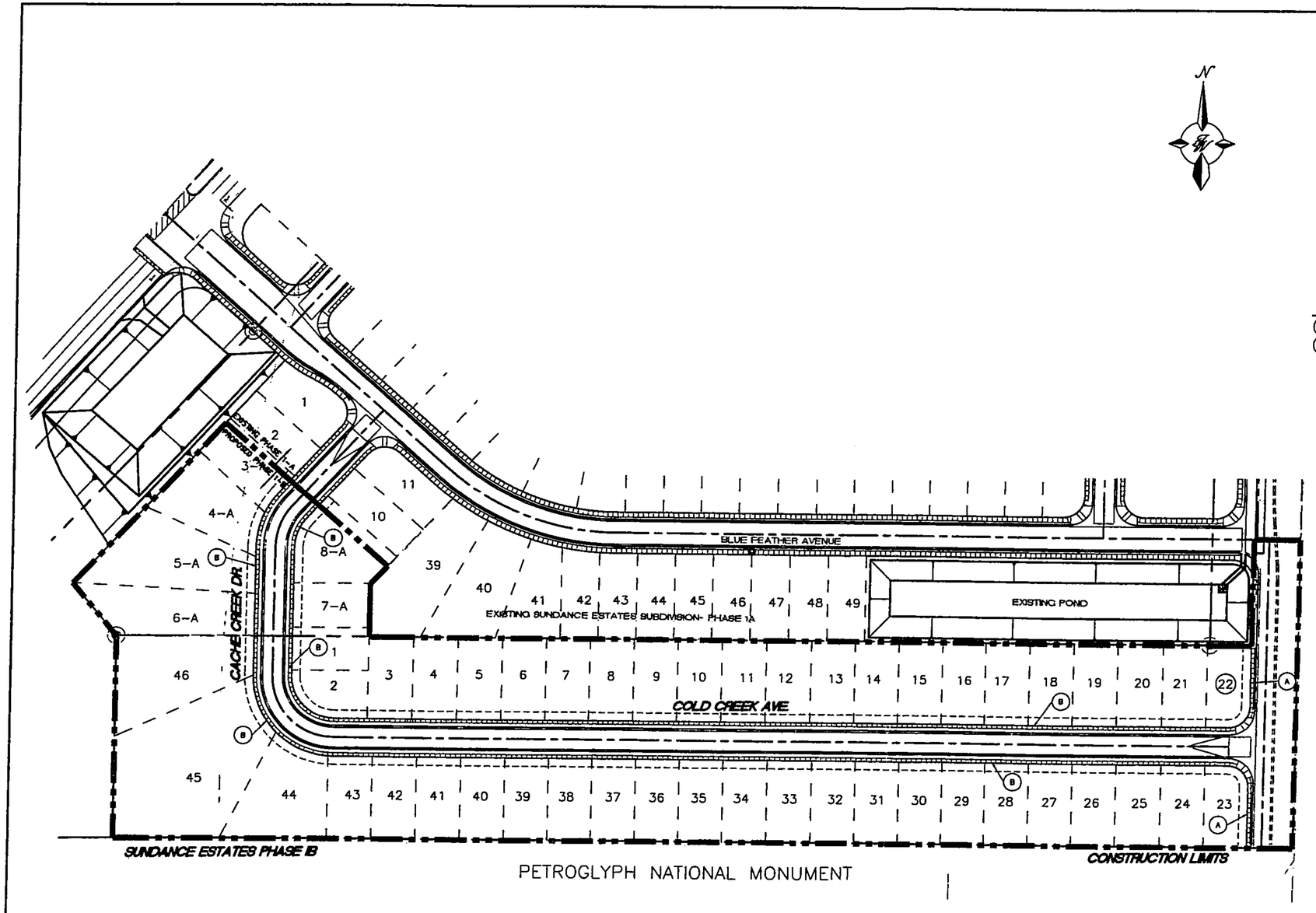
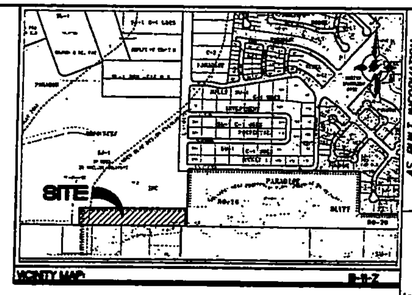
- Wall Overlay Zone

0 750 1,500 Feet





KEYED NOTE:

(A) 6' SIDEWALK TO BE DEFFERED

(B) 4' SIDEWALK TO BE DEFFERED

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- SETBACK LINE
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED SCREEN WALL

BENCH MARKS

AS BUILT INFORMATION

SURVEY INFORMATION

ENGINEER'S SEAL

NO.	REMARKS	DATE	BY
	DESIGN	DATE 4/2008	DESIGNED BY VC
	REVISIONS	DATE 4/2008	DRAWN BY AB
		DATE 4/2008	DRAWN NAME: 2239Ph_1B_SW Deferral.dwg
		DATE 4/2008	CHECKED BY VC

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SUNDANCE ESTATES - PHASE 1-B**

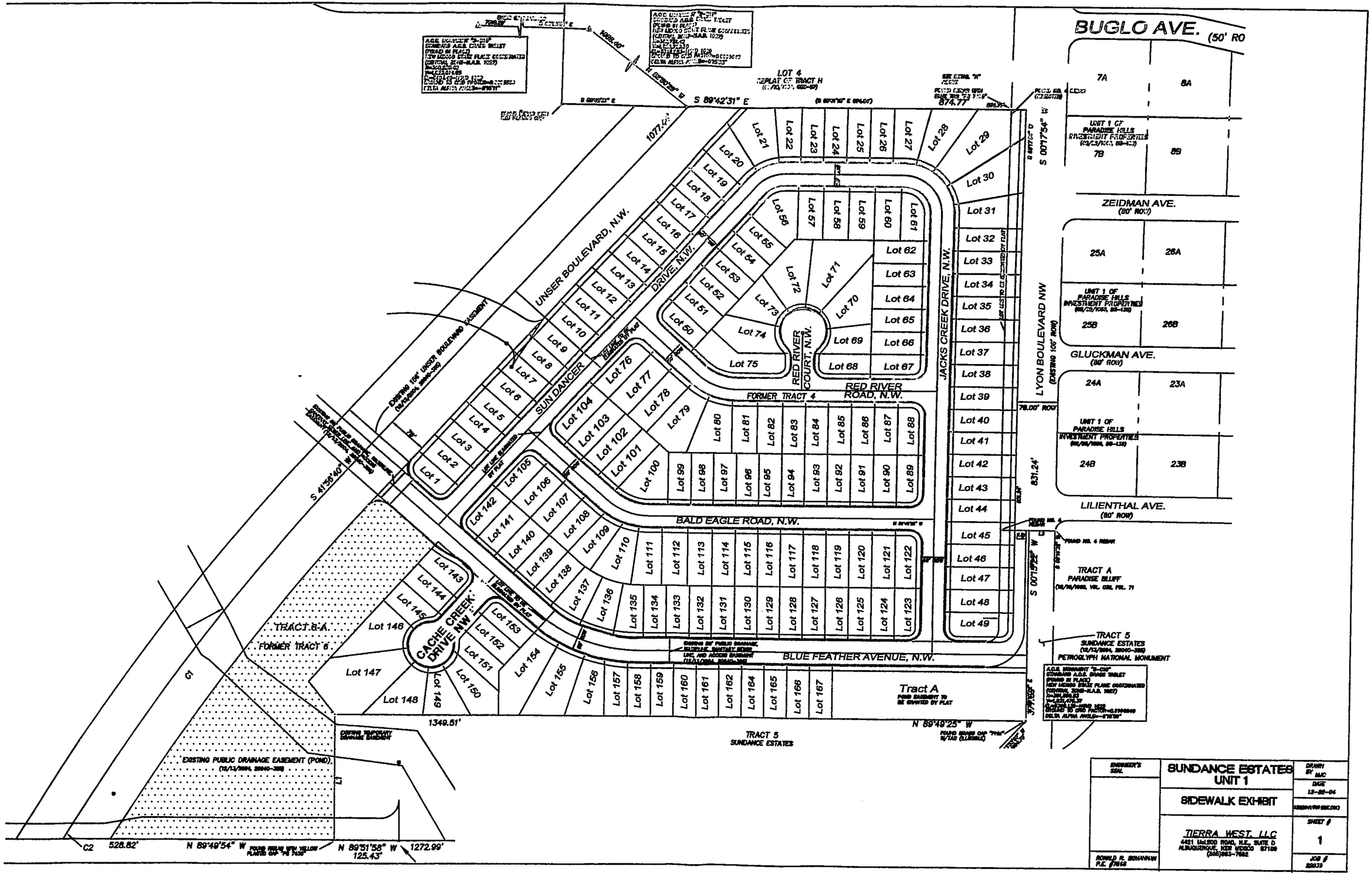
SIDEWALK DEFERRAL EXHIBIT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. –

ZONE MAP NO. B-11-Z

SHEET 1 OF 1


BUGLO AVE. (50' RO
LOT 4
REPLAT OF TRACT H
S 89°42'31" E
874.77'
S 00°17'54" W
1077.42'
S 41°56'40" W
UNSER BOULEVARD, N.W.
EXISTING 156' UNSER BOULEVARD EASEMENT
(06/15/2004, 2004C-356)
SUN DANCER DRIVE, N.W.
RED RIVER COURT, N.W.
RED RIVER ROAD, N.W.
JACKS CREEK DRIVE, N.W.
FORMER TRACT 4
BALD EAGLE ROAD, N.W.
CACHE CREEK DRIVE NW
BLUE FEATHER AVENUE, N.W.
TRACT 8-A
FORMER TRACT 6
Tract A
FREE EASEMENT TO BE GRANTED BY PLAT
EXISTING PUBLIC DRAINAGE EASEMENT (POND)
(10/13/2004, 2004C-356)
EXISTING TEMPORARY DRAINAGE EASEMENT
1349.51'
N 89°49'25" W
TRACT 5
SUNDANCE ESTATES
PETROGLYPH NATIONAL MONUMENT
A.C.S. MONUMENT "2-C10"
STAMPED A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
Y=1,434,476.39
CALCULATED GRID FACTOR=0.99966949
DELTA ALPHA ANGLE=-0°07'05"
7A
8A
7B
8B
UNIT 1 OF
PARADISE HILLS
INVESTMENT PROPERTIES
ZEIDMAN AVE.
(80' ROW)
25A
26A
25B
26B
GLUCKMAN AVE.
(80' ROW)
24A
23A
24B
23B
LILIENTHAL AVE.
(80' ROW)
LYON BOULEVARD NW
(EXISTING 105' ROW)
78.00' ROW
831.24'
S 00°17'54" W
FOUND NO. 4 REBAR
TRACT A
PARADISE BLUFF
(10/15/1998, VOL. C32, FOL. 71)
C1
C2
528.82'
N 89°49'54" W
N 89°51'58" W
125.43'
1272.99'
ENGINEER'S SEAL
RONALD R. BOHANNAN P.E. 7868
SUNDANCE ESTATES UNIT 1
SIDEWALK EXHIBIT
TIERRA WEST, LLC
4421 LALEDO ROAD, N.E. SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7662
DRAWN BY MAC
DATE 12-22-04
SHEET # 1
JOB # 22039

2011005
The Boulders
Plat

Cynthia Abeyta

From: Audrey Herrera <audrey@presurv.com>
Sent: Thursday, December 01, 2011 7:59 AM
To: Cynthia Abeyta
Subject: FW: Dxf

Audrey Herrera
Precision Surveys, Inc.
856-5700 (Office)
856-7900 (Fax)

Mailing address:
PO Box 90636
Albuq., NM 87199

Office location:
5571 Midway Park Place NE
Albuquerque, NM 87109

From: Gaulden, Tim H. [mailto:tgaulden@cabq.gov]
Sent: Wednesday, November 30, 2011 4:11 PM
To: Audrey Herrera
Subject: RE: Dxf

Audrey:

The DXF has been approved

Tim

From: Audrey Herrera [mailto:audrey@presurv.com]
Sent: Wednesday, November 30, 2011 12:08 PM
To: Gricius, Michelle A
Cc: cabeyta@tierrawestkkc.com; Sammons, Joshua R.; Gaulden, Tim H.; Bradley, Catherine P.
Subject: Dxf

Good Morning,

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

Audrey Herrera
Precision Surveys, Inc.
856-5700 (Office)
856-7900 (Fax)

Mailing address:
PO Box 90636
Albuq., NM 87199

Office location:
5571 Midway Park Place NE
Albuquerque, NM 87109

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

Audrey Herrera

From: Audrey Herrera [audrey@presurv.com]
Sent: Thursday, December 01, 2011 7:59 AM
To: 'cabeyta@tierrawestllc.com'
Subject: FW: Dxf

Audrey Herrera
Precision Surveys, Inc.
856-5700 (Office)
856-7900 (Fax)

Mailing address:
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Albuq., NM 87199

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Audrey Herrera
Precision Surveys, Inc.
856-5700 (Office)
856-7900 (Fax)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S** **Z**

X Major Subdivision action
____ Minor Subdivision action
X Vacation
____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — **V**

____ Annexation
____ County Submittal
____ EPC Submittal
____ Zone Map Amendment (Establish or Change Zoning)
____ Sector Plan **(Phase I, II, III)**
____ Amendment to Sector, Area, Facility or Comprehensive Plan
____ Text Amendment (Zoning Code/Sub Regs)
____ Street Name Change (Local & Collector)

APPEAL / PROTEST of...

____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100
ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

APPLICANT: 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

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

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

Lot or Tract No. Tracts 2, 3 & 7 Block: Unit:
Subdiv/Addn/TBKA: Bulk Land Plat of Sundance Estates TBK The Boulders
Existing Zoning: R-LT Proposed zoning: No Change MRGCD Map No
Zone Atlas page(s): B-10 & B-11 UPC Code: 101106504912830304/101006552005140725
101006545911040726

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
#1002632

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 3 No. of **proposed** lots: 131 Lots 12 Tracts Total area of site (acres): +/- 73.1683
LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd. NW
Between: Paradise Blvd. NW and Paseo del Norte NW

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

SIGNATURE DATE 12/7/11
(Print) Ronald R. Bohannan, P.E. Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
1ZDRB - - 20013	FP		$ 0
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
			Total $ 20.00

Hearing date January 18, 2012

1-10-12
Planner 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.

Ronald R. Bohannan, P.E.
Applicant name (print)

12/7/11
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12DRB-70013
_____
_____

1-10-12
Planner signature / date

Project # 1002632

TIERRA WEST, LLC

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

December 7, 2011

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

RE: MAJOR FINAL PLAT 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 final plat approval for Phase 1 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,

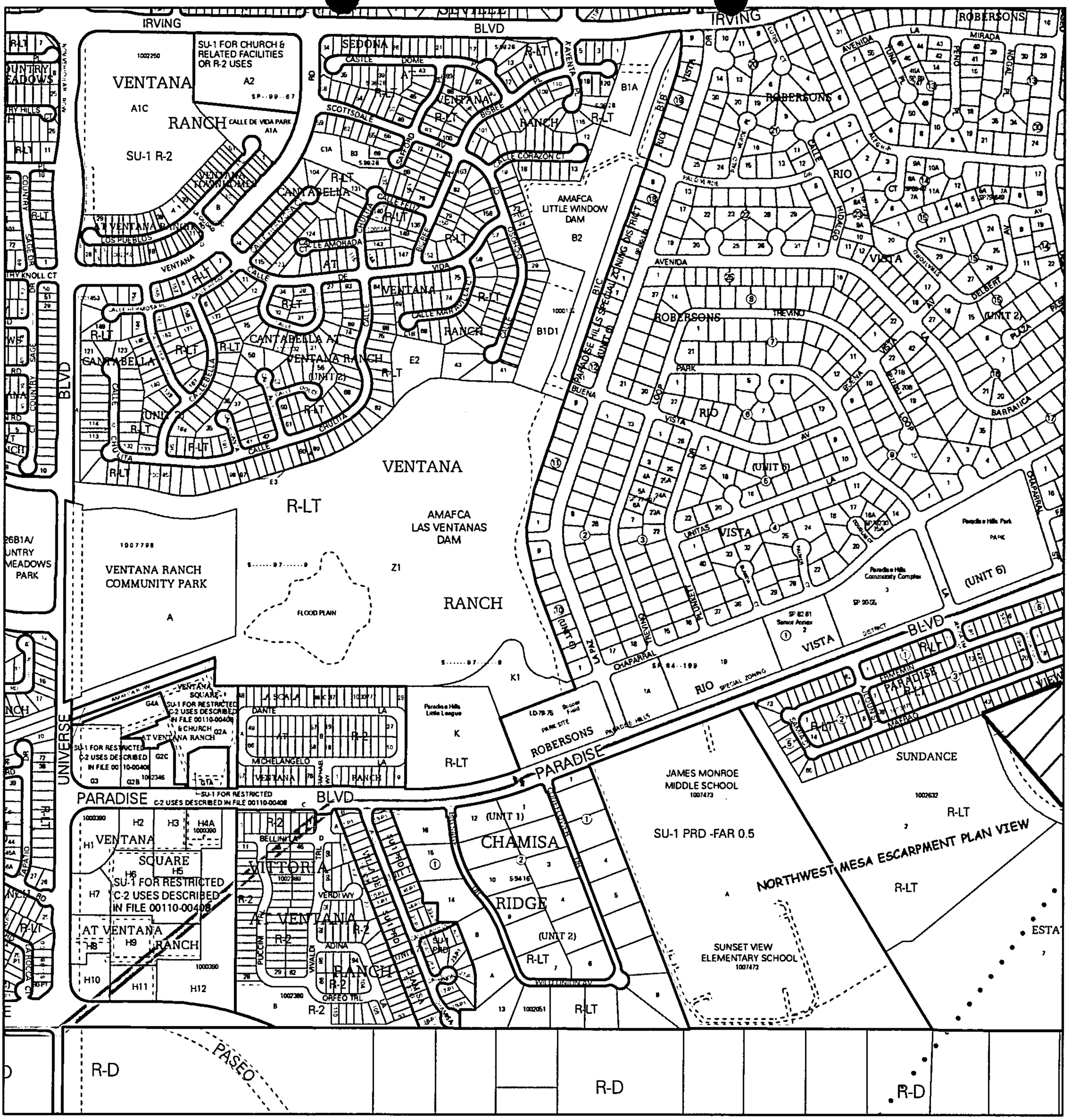
Ronald R. Bohannan, P.E.

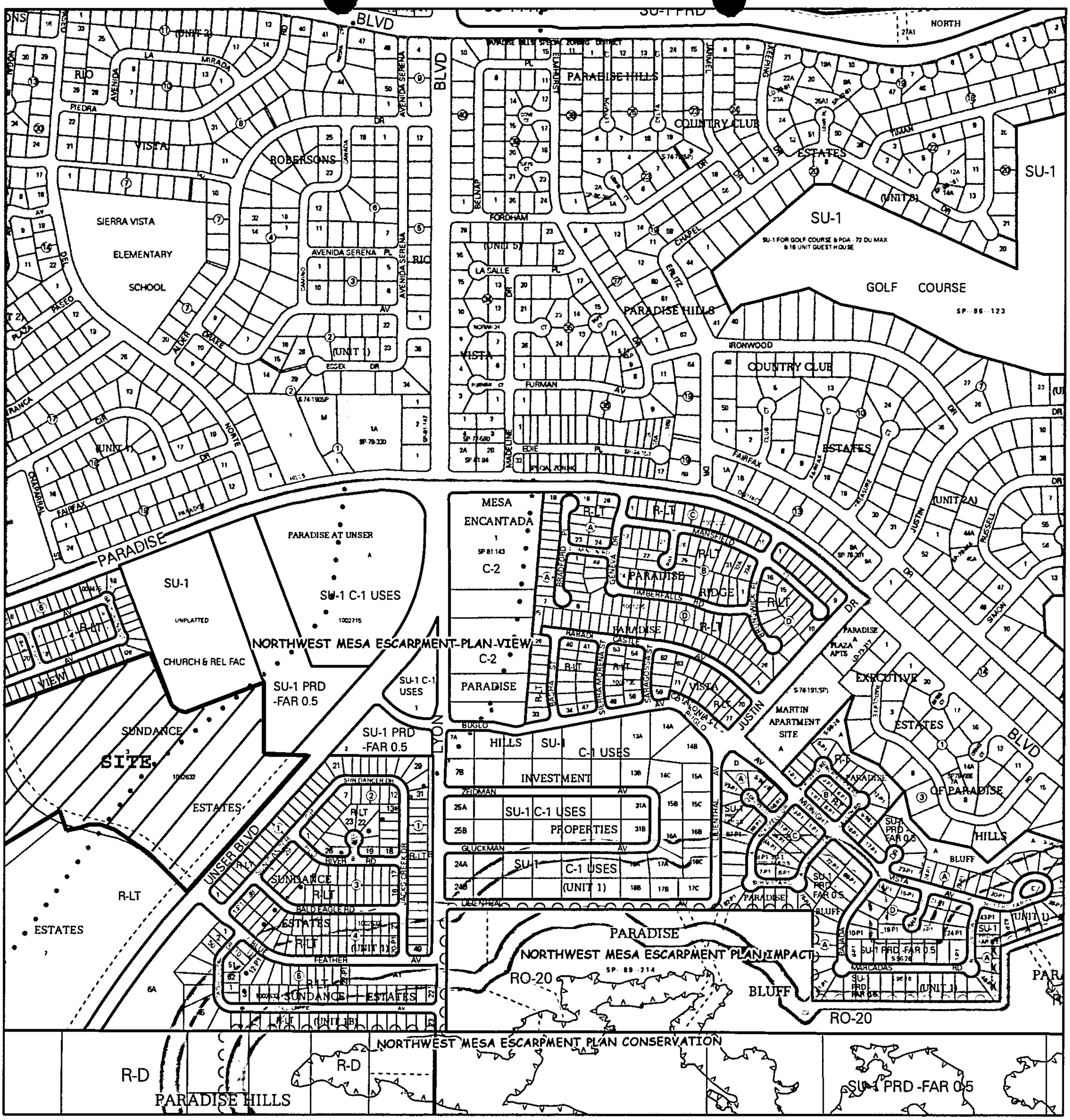
Enclosure/s

cc: Pierre Amestoy – Flash Resources, LLC

JN: 2011005
RRB/VC/kdk

Z:\2011\2011005 The Boulders - Pierre\Correspondence\2011005 Jack Cloud Preliminary Final Plat Ltr. 12-06-11.doc

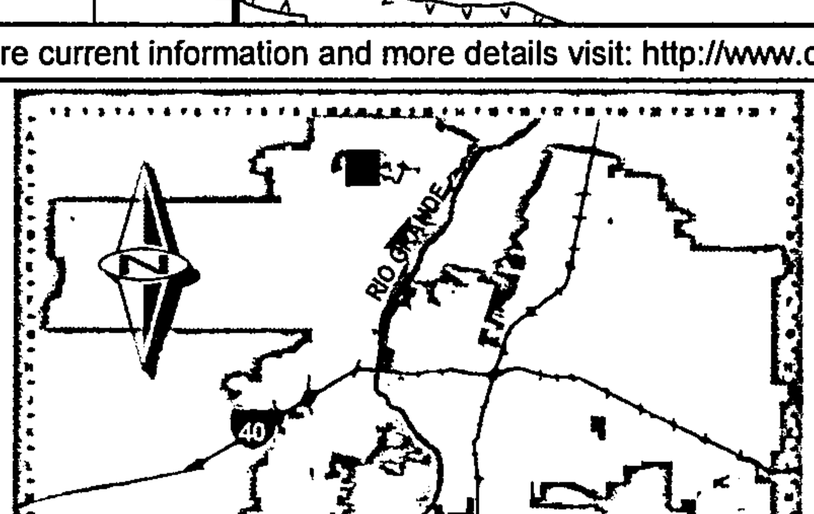

IRVING
BLVD
SUNRISE
SU-1 FOR CHURCH & RELATED FACILITIES OR R-2 USES
A2
VENTANA
A1C
RANCH
CALLE DE VIDA PARK
A1A
SU-1 R-2
SEDONA
CASTLE DOME
SCOTTSDALE
CANTABELLA
CALLE AMORADA
CALLE FELIX
CHULITA
VENTANA RANCH (UNIT 2)
CALLE MARAVILLA
CALLE HERMOSA
CALLE BELLA
CALLE DOLCE
CALLE CORAZON CT
AMAFCA LITTLE WINDOW DAM
B2
B1A
B1C
B1D1
E2
E3
Z1
K1
AMAFCA LAS VENTANAS DAM
FLOOD PLAIN
VENTANA RANCH COMMUNITY PARK
A
ROBERSONS
MIRADA
AVENIDA
RIO
VISTA
TREVINO
PARK
BUENA
LOOP
BARRANCA
(UNIT 2)
(UNIT 6)
UNITAS
CHAPARRAL
Paradise Hills Park
Paradise Hills Community Complex
SP 82-61 Senior Annex
SP 90-05
RIO SPECIAL ZONING
PARADISE BLVD
PARADISE HILLS
ROBERSONS
Paradise Hills Little League
LD-78-75 Stocker Field
PARK SITE
K
R-LT
R-2
R-D
UNIVERSE
PASEO
VENTANA SQUARE
SU-1 FOR RESTRICTED C-2 USES DESCRIBED IN FILE 00110-00408 & CHURCH
AT VENTANA RANCH
SU-1 FOR RESTRICTED C-2 USES DESCRIBED IN FILE 00110-00408
DANTE
MICHELANGELO
VENTANA SQUARE
H1
H2
H3
H4A
H5
H6
H7
H8
H9
H10
H11
H12
VITTORIA
BELLINTA
VERDI WY
ADINA
PUCCINI
VIVALDI
ORFEO TRL
AT VENTANA RANCH
CHAMISA RIDGE
(UNIT 1)
(UNIT 2)
WILD ONION AV
JAMES MONROE MIDDLE SCHOOL
1007473
SUNSET VIEW ELEMENTARY SCHOOL
1007473
SUNDANCE
1002632
SU-1 PRD -FAR 0.5
NORTHWEST MESA ESCARPMENT PLAN VIEW
ESTA
SU-1 PRD
SU-1 HLD
SU-1 LI
SU-1 C-2
SU-1 PRD UNIT 1
SU-1 PRD UNIT 2
SU-1 PRD UNIT 3
SU-1 PRD UNIT 4
SU-1 PRD UNIT 5
SU-1 PRD UNIT 6
SU-1 PRD UNIT 7
SU-1 PRD UNIT 8
SU-1 PRD UNIT 9
SU-1 PRD UNIT 10
SU-1 PRD UNIT



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



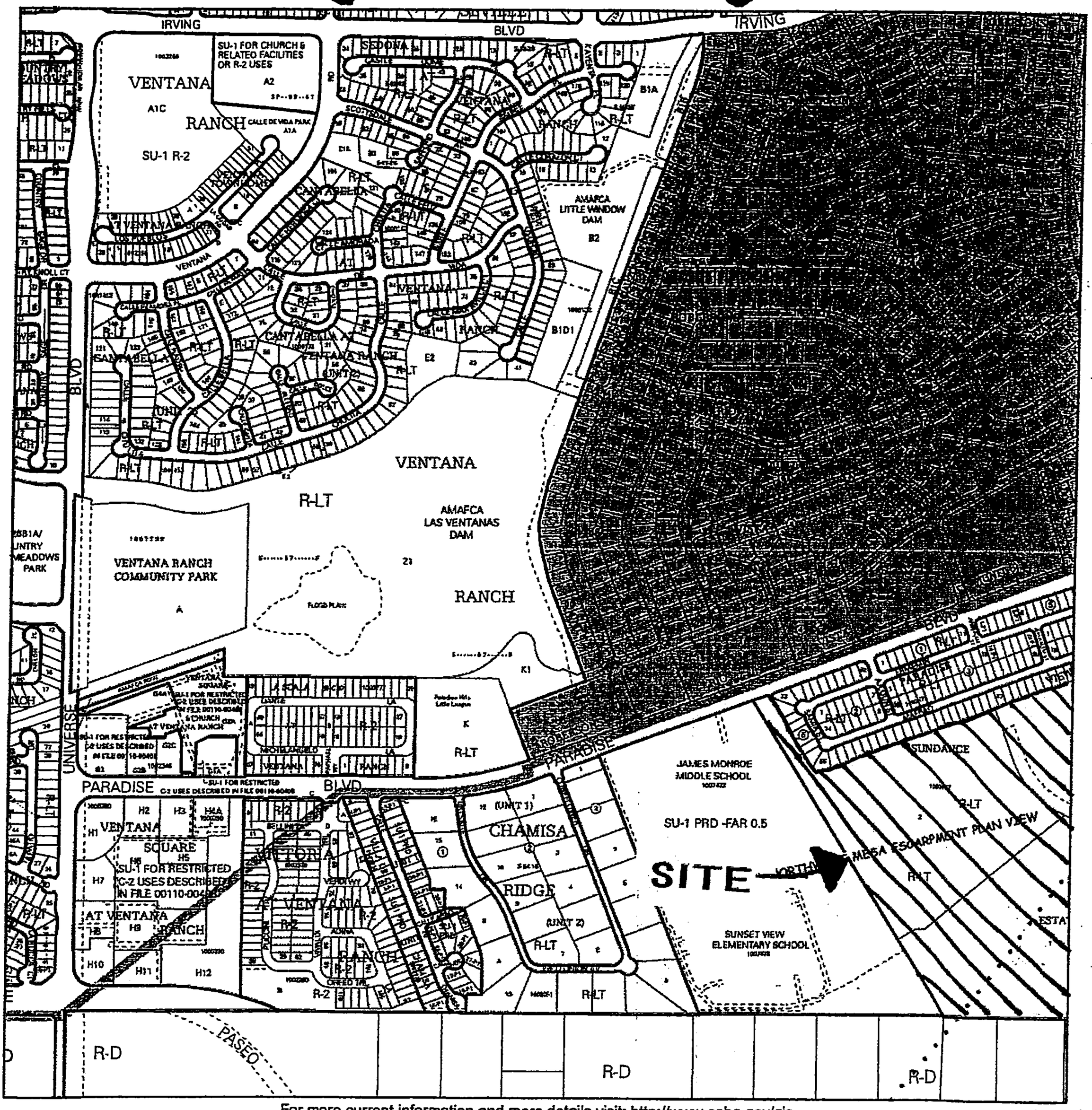
Zone Atlas Page:

B-11-Z

Selected Symbols

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

0 — 750 — 1,500 Feet



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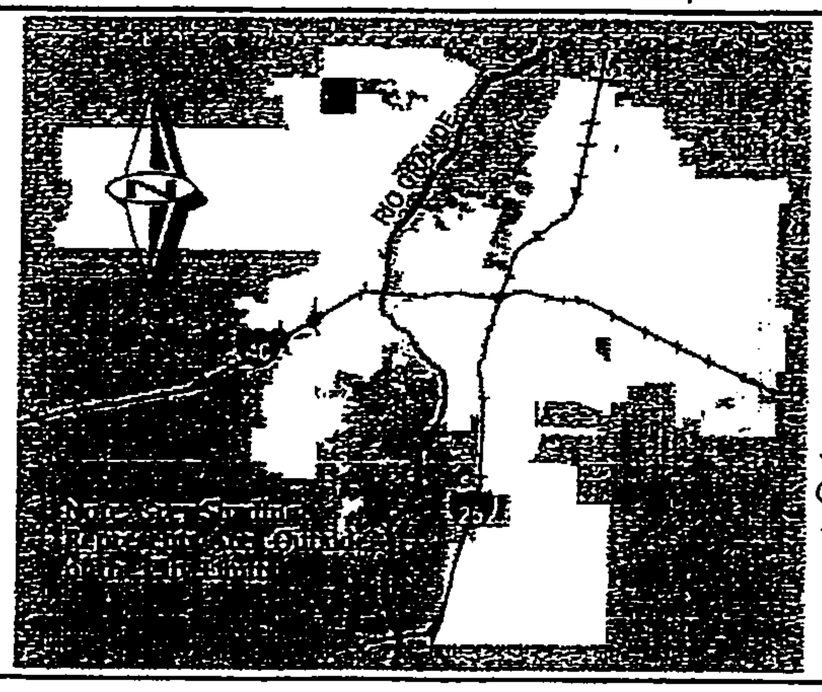


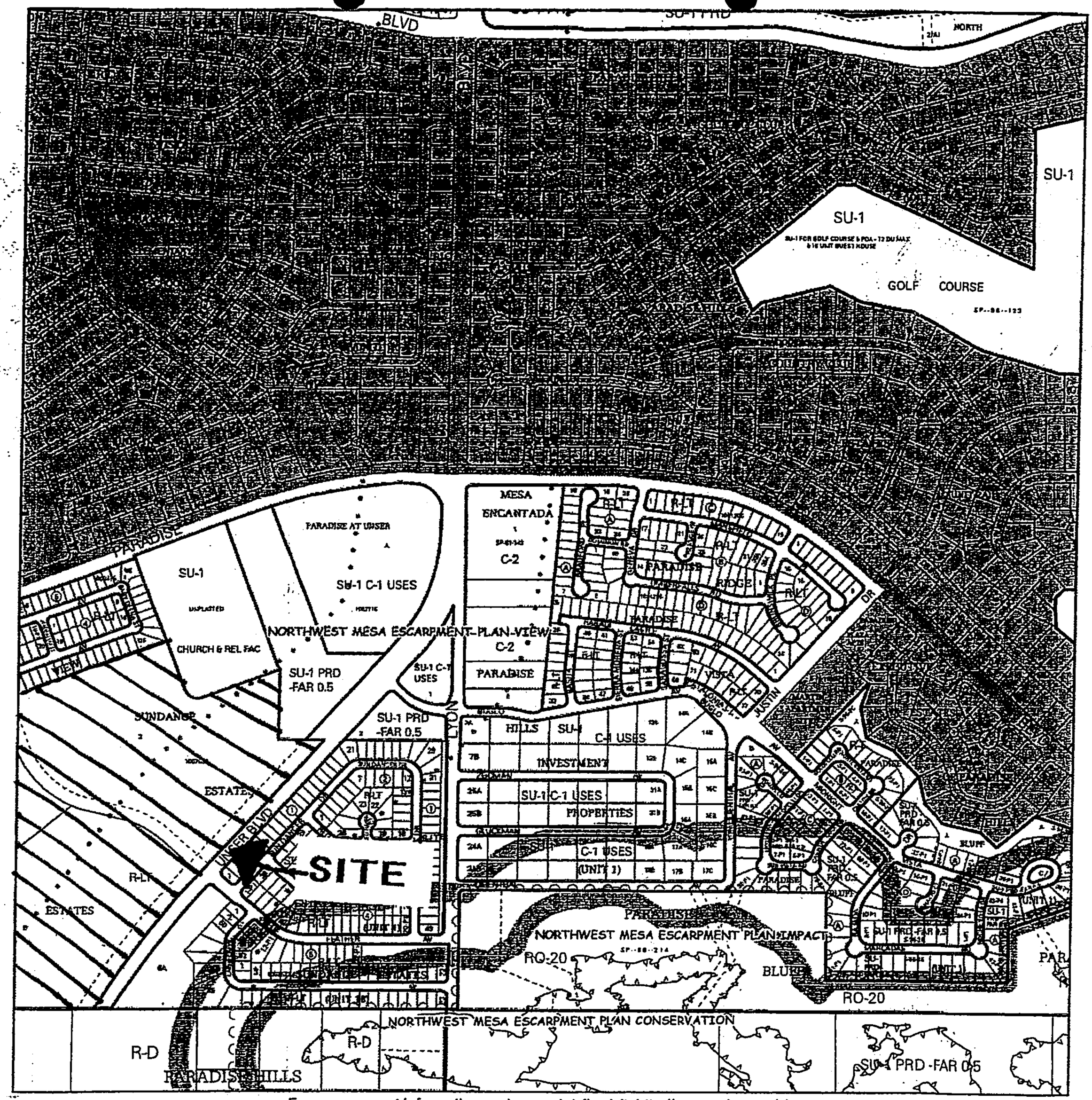
Zone Atlas Page:

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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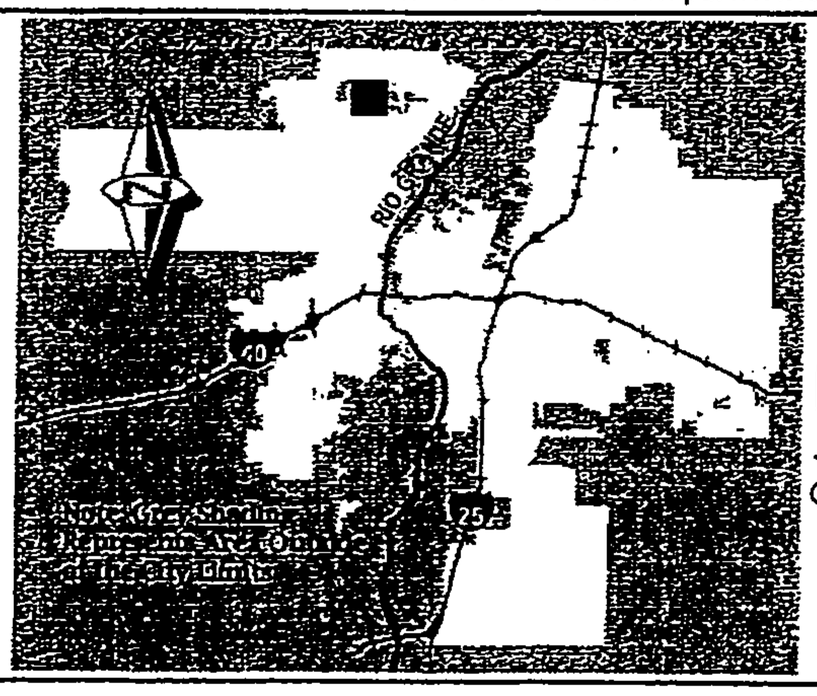
Map amended through: 2/4/2010



Zone Atlas Page:

B-11-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

2011005

Phase 1
Task 12

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

Receipt: 0314030

Product	Name	Extended
AGRE	Agreement	$25.00
	# Pages	5
	Document #2011100152	
	# Of Entries	0
	In Person/Interested Person	false
Total		$25.00
		$25.00

Tender (Check)
Check# 3632
Paid By Tierra West LLc

Thank You!

11/3/11 9:52 AM jusanchez

Final Pre-Development Facilities Fee Agreement

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://aps.schoolfacilities.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 131 Single-Family ___ Multi-Family 131 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

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 Resoures, LLC** ("Developer") effective as of this 2 day of November, 2011, and pertains to the subdivision commonly known as, **The Boulders** 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 131 of the Boulders Subdivision

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# 2011100152
11/03/2011 09:52 AM Page: 1 of 5
AGRE R:$25.00 M. Toulouse Oliver, Bernalillo County

B Project # 1002632

APS Cluster Cibola

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.

DRB Project # 1002632

APS Cluster Cibola

Signature

Pierre Amestoy, Managing Memeber

Name (typed or printed) and title

Flash Resources, LLC

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 11/2/2011, by Pierre Amestoy

as Managing Member of Flash Resources, LLC, a corporation.

(Seal) OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/17/2012

Notary Public

My commission expires: 6/17/2012

ALBUQUERQUE PUBLIC SCHOOLS

By:

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 11/2/2011, 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
John K. Livingston
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5/31/2015

Notary Public

My commission expires: 5/31/2015

EXHIBIT 1

2011005 THE BOULDERS PHASE 1: ADDRESSES

DRB Project # 1002632

FOSSIL ROAD NW	
LOT #	ADDRESS
1	5801
2	5805
3	5809
4	5815
5	5819
6	5823
7	5827
8	5831
9	5835
10	5839
11	5843
12	5847
13	5851
14	5855
15	5859
16	5861
17	5865
18	5869
19	5873
20	5877

IRON ROCK DRIVE NW	
LOT #	ADDRESS
21	9655
22	9651
23	9647
24	9643
25	9639
26	9635
27	9631
28	9627
29	9623
30	9619
31	9615
32	9609
33	9605
34	9601
35	9600
39	9616
40	9620
41	9624
42	9628
43	9632
44	9636
45	9640

SLICKROCK COURT NW	
LOT #	ADDRESS
64	9639
65	9635
66	9631
67	9627
68	9623
69	9619
76	9620
77	9624
78	9628
79	9632
80	9636
81	9640

DOLOMITE ROAD NW	
LOT #	ADDRESS
36	9604
37	9605

BASALT PEAK DRIVE NW	
LOT #	ADDRESS
46	9639
47	9635
48	9631
49	9627
50	9623
51	9619
52	9615
38	9601
53	9600
54	9604
55	9608
56	9612
57	9616
58	9620
59	9624
60	9628
61	9632
62	9636
63	9640

BOULDER TRAIL PLACE NW	
LOT #	ADDRESS
70	9615
71	9609
72	9605
73	9601
74	9612
75	9616

EXHIBIT 1

[redacted]005 THE BOULDERS PHASE 1: ADDR[redacted]SES

DRB Project # 1002632

MONOLITH DRIVE NW	
LOT#	ADDRESS
82 P-1	9639
83 P-1	9635
84 P-1	9631
85 P-1	9627
86 P-1	9623
87 P-1	9619
88 P-1	9615
89 P-1	9640
90 P-1	9636
91 P-1	9632
92 P-1	9628
93 P-1	9624
94 P-1	9620
121	9612
122	9608
123	9604
124	9600

GRANIT RIDGE DRIVE NW	
LOT #	ADDRESS
101	9544
102	9540
103	9536
104	9532
105	9528
106	9524
107	9520
108	9516
109	9512
110	9508
111	9504
112	9500
113	9501
114	9505
115	9509
116	9515
117	9519
118	9523
119	9527
120	9531

STONE PEAK ROAD NW	
LOT #	ADDRESS
95	5723
96	5719
97	5715
98	5709
99	5705
100	5701

ROCK VIEW DRIVE NW	
LOT #	ADDRESS
125	9527
126	9523
127	9519
128	9515
129	9509
130	9505
131	9501

Vince Carrica

From: Dourte, Richard H. <RDourte@cabq.gov>
Sent: Tuesday, January 10, 2012 2:02 PM
To: Vince Carrica
Cc: Ron Bohannan; Cynthia Abeyta; pierre@amestoy.net
Subject: RE: Boulders

Vince, bring it in today before 3:00 pm. It will be scheduled for next Wednesday, it won't be acted on unless the SIA is complete....

Richard

From: Vince Carrica [mailto:VCarrica@tierrawestllc.com]
Sent: Tuesday, January 10, 2012 1:54 PM
To: Dourte, Richard H.
Cc: Ron Bohannan; Cynthia Abeyta; pierre@amestoy.net
Subject: RE: Boulders

Yes. The package is complete with the exception of the recorded SIA. It has been complete since Ron attempted to submit back in early November.

From: Dourte, Richard H. [mailto:RDourte@cabq.gov]
Sent: Tuesday, January 10, 2012 1:36 PM
To: Vince Carrica
Subject: RE: Boulders

Is your package for final plat submittal all together?

From: Vince Carrica [mailto:VCarrica@tierrawestllc.com]
Sent: Tuesday, January 10, 2012 12:27 PM
To: Dourte, Richard H.; Ron Bohannan; Rael, Jane E.; Porter, Allan K.; Hoover, Jeremy; Olson, Paul L.
Cc: pierre@amestoy.net; Brad Frosch
Subject: RE: Boulders

Richard,
Attached are the revised estimates that reflect as-built improvements as of today. Call with questions. Is it possible to get the SIA guaranty amount today so that we can get the letter of credit from the bank and move forward with the final plat submittal?
Vince

From: Dourte, Richard H. [mailto:RDourte@cabq.gov]
Sent: Tuesday, January 10, 2012 11:42 AM
To: Ron Bohannan; Vince Carrica
Subject: RE: Boulders

Ron, Spoke with Vince this morning and met with Brad onsite at 10:00am today. It was informative and have a better picture of what is out there.

Richard

From: Ron Bohannan [mailto:rrb@tierrawestllc.com]
Sent: Tuesday, January 10, 2012 10:29 AM
To: Dourte, Richard H.; Vince Carrica
Subject: Boulders

Richard when were you planning on going to the site today? I would like to have Vince and Brad meet you when are out at the site?

Thanks

Ronald R. Bohannan, P.E.
President
(WOBE)
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
505-858-3100 office
800-245-3102
www.tierrawestllc.com

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

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

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

RETAINING WALL W/SCREEN WALL

SCREEN WALL ONLY

Fossil Road, N.W.

Tract C

Tract D

Tract I

Tract J

Tract E

Tract F

Tract G

Tract K

Tract L

Parcel H

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

Iron Rock Drive, N.W.

Lot 40 Lot 41 Lot 42 Lot 43 Lot 44 Lot 45 Lot 46 Lot 47 Lot 48 Lot 49 Lot 50 Lot 51 Lot 52

Basalt Peak Drive, N.W.

Dolomite Road, N.W.

Lot 35 Lot 36 Lot 37 Lot 38 Lot 39

Slickrock Court, N.W.

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

Monolith Drive, N.W.

Lot 74 Lot 75 Lot 76 Lot 77 Lot 78 Lot 79 Lot 80 Lot 81 Lot 82 Lot 83 Lot 84 Lot 85 Lot 86 Lot 87 Lot 88 Lot 89 Lot 90 Lot 91 Lot 92 Lot 93 Lot 94

Monolith Drive, N.W.

Stone Peak Road, N.W.

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

Rock View Drive, N.W.

Granite Ridge Drive, N.W.

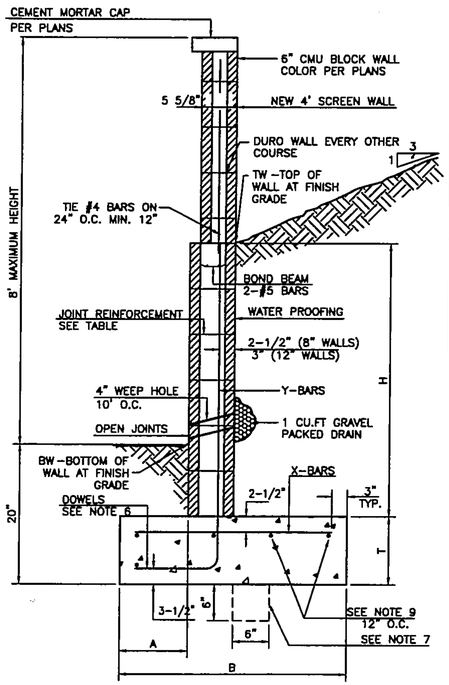
Boulder Trail Place, N.W.

N

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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



RETAINING W/ SCREEN WALL DETAIL

NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

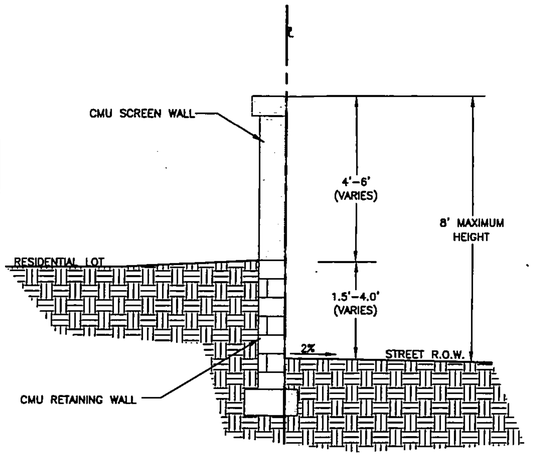
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"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

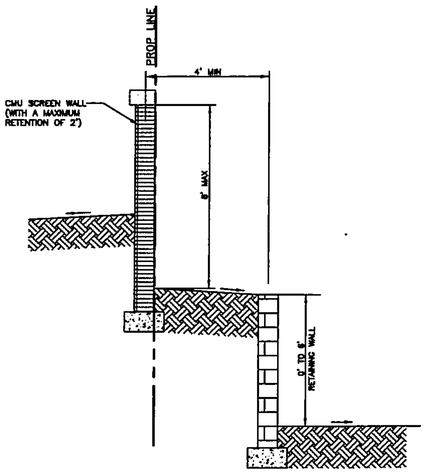
GENERAL NOTES:

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

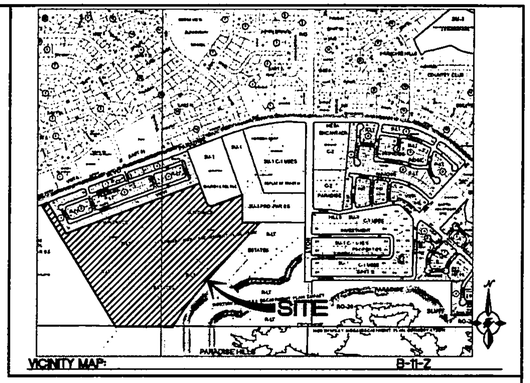
NTS



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

STEPPED RETAINING WALL W/ SCREEN WALL DETAIL

NTS



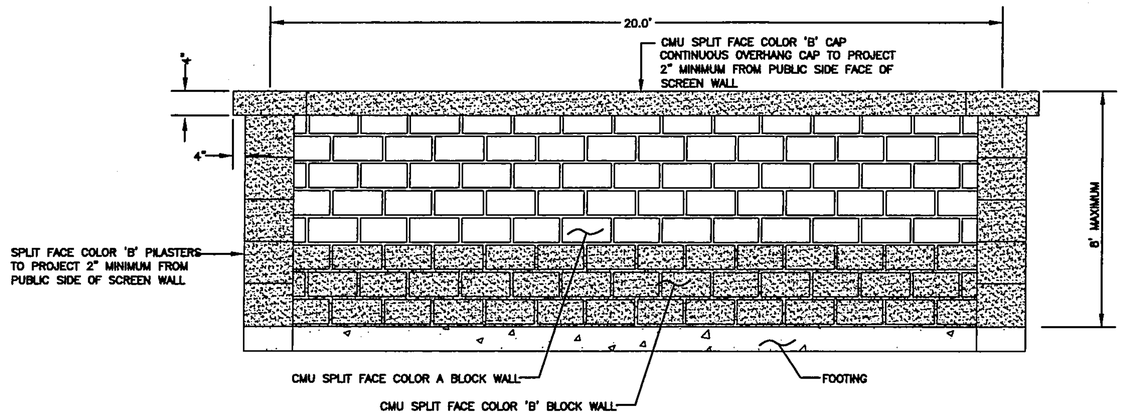
VICINITY MAP: B-11-Z

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.

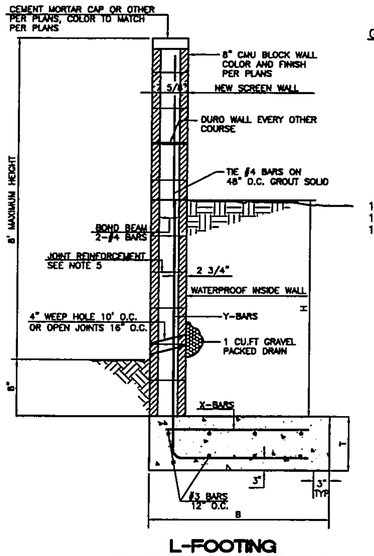
INTERSECTION LOCATION:

LOCATED AT UNSER BLVD. & PARADISE BLVD.



SCREENWALL/RETAINING WALL- ELEVATION FOR STREET FACING WALL

NTS



L-FOOTING RETAINING WALL DETAIL

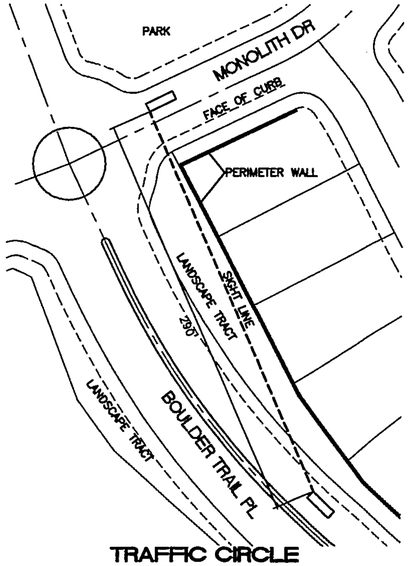
NTS

GENERAL NOTES:

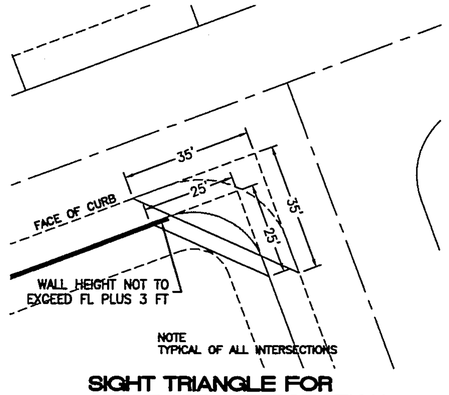
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2% OF OPTIMUM.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL 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.



TRAFFIC CIRCLE SIGHT LINE EXHIBIT

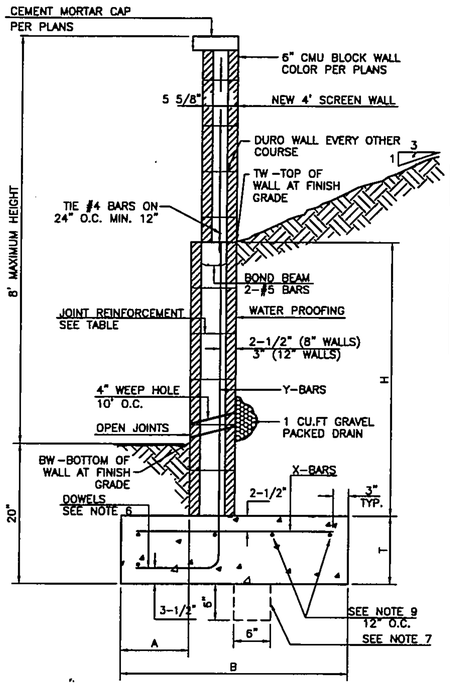


NOTE
TYPICAL OF ALL INTERSECTIONS

SIGHT TRIANGLE FOR STANDARD INTERSECTION

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

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



RETAINING W/ SCREEN WALL DETAIL

NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	
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:

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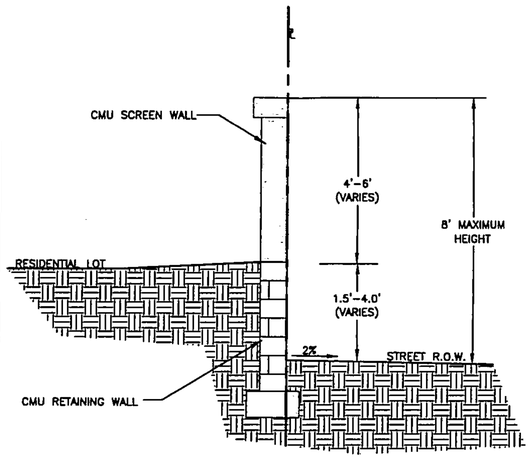
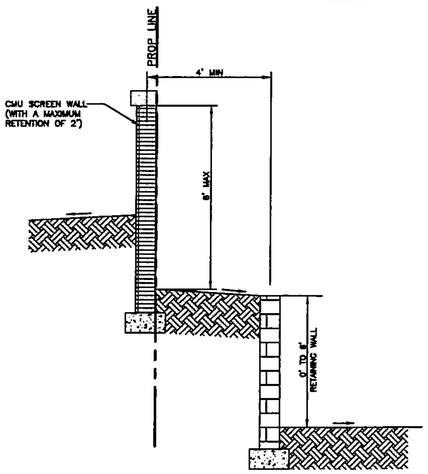
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
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"
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

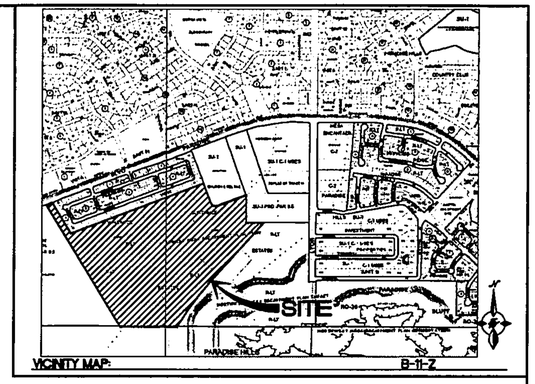
NTS



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

STEPPED RETAINING WALL W/ SCREEN WALL DETAIL

NTS

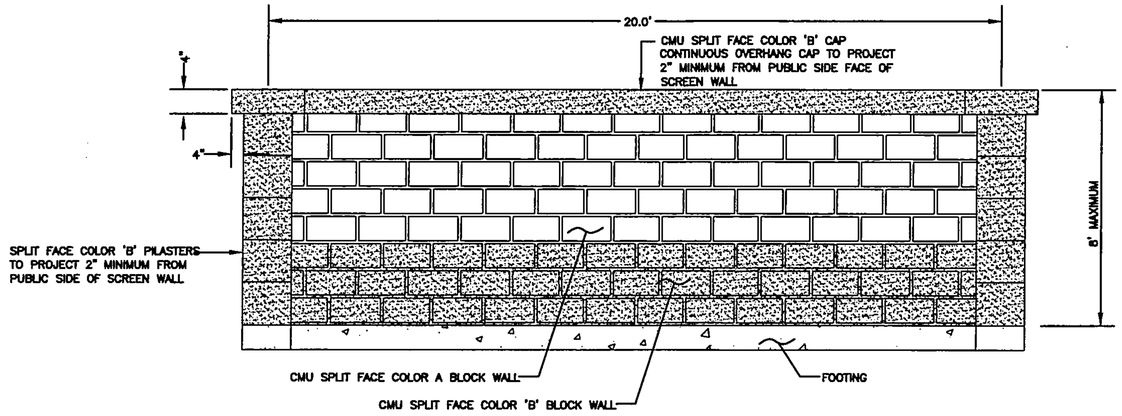


LEGAL DESCRIPTION:

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.

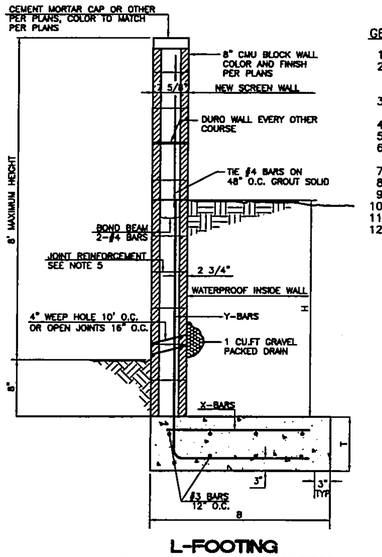
INTERSECTION LOCATION:

LOCATED AT UNSER BLVD. & PARADISE BLVD.



SCREENWALL/RETAINING WALL- ELEVATION FOR STREET FACING WALL

NTS



L-FOOTING RETAINING WALL DETAIL

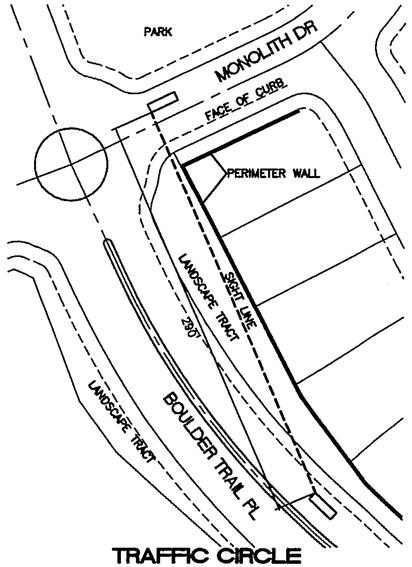
NTS

GENERAL NOTES:

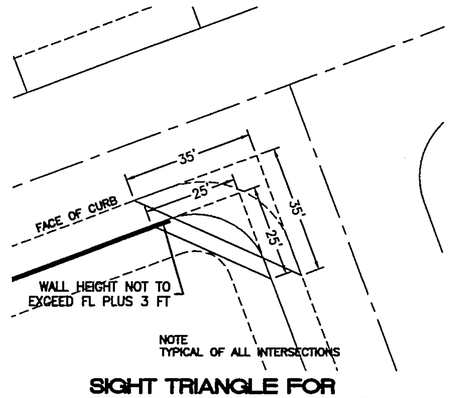
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2% OF OPTIMUM.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL 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.



TRAFFIC CIRCLE SIGHT LINE EXHIBIT



NOTE
TYPICAL OF ALL INTERSECTIONS

SIGHT TRIANGLE FOR STANDARD INTERSECTION

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

RETAINING WALL W/SCREEN WALL

SCREEN WALL ONLY

Fossil Road, N.W.

Tract C

Tract D

Tract I

Tract J

Tract E

Tract F

Tract G

Tract K

Tract L

Parcel H

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

Iron Rock Drive, N.W.

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

Dolomite Road, N.W.

Basalt Peak Drive, N.W.

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

Slickrock Court, N.W.

Monolith Drive, N.W.

Lot 74 Lot 75 Lot 76 Lot 77 Lot 78 Lot 79 Lot 80 Lot 81 Lot 82 Lot 83 Lot 84 Lot 85 Lot 86 Lot 87 Lot 88 Lot 89 Lot 90 Lot 91 Lot 92 Lot 93 Lot 94

Stone Peak Road, N.W.

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

Granite Ridge Drive, N.W.

Rock View Drive, N.W.

Monolith Drive, N.W.

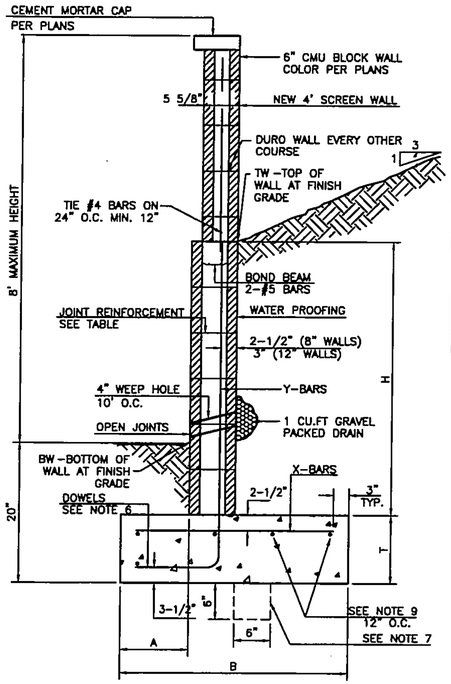
Boulder Trail Place, N.W.

N

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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



RETAINING W/ SCREEN WALL DETAIL

NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

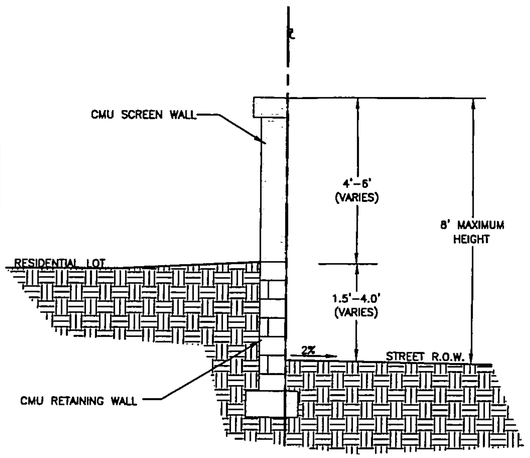
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"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

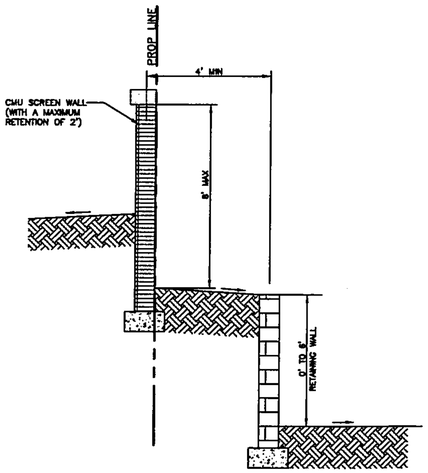
GENERAL NOTES:

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

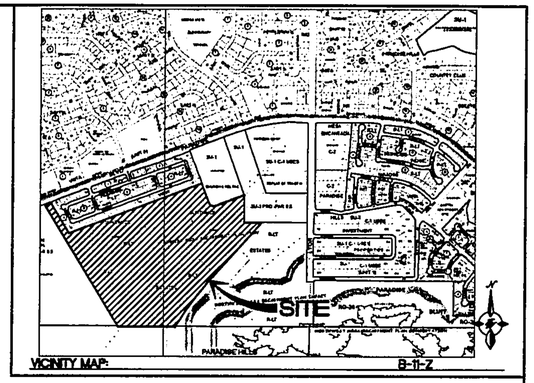
NTS



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

STEPPED RETAINING WALL W/ SCREEN WALL DETAIL

NTS

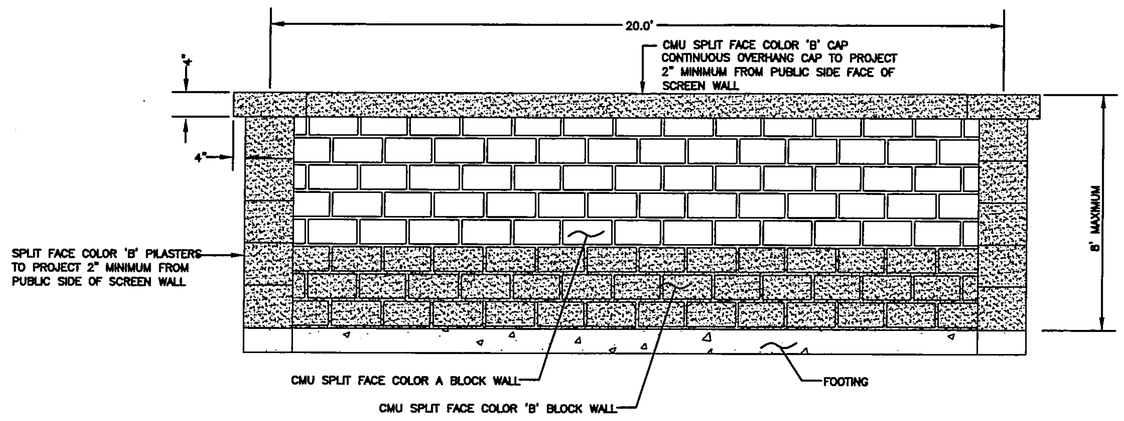


LEGAL DESCRIPTION

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.

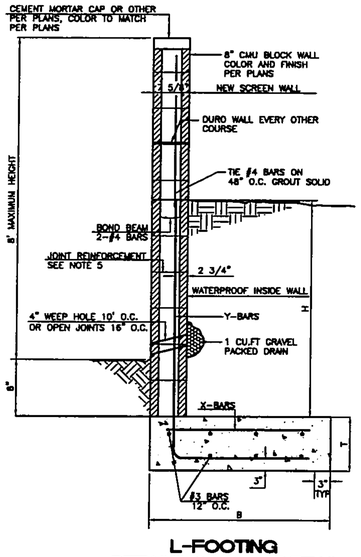
INTERSECTION LOCATION

LOCATED AT UNSER BLVD. & PARADISE BLVD.



SCREENWALL/RETAINING WALL- ELEVATION FOR STREET FACING WALL

NTS



L-FOOTING RETAINING WALL DETAIL

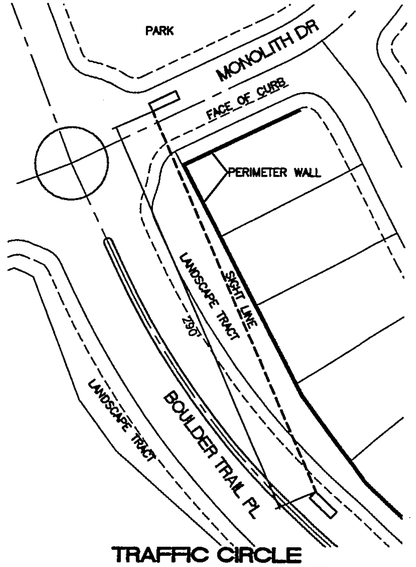
NTS

GENERAL NOTES:

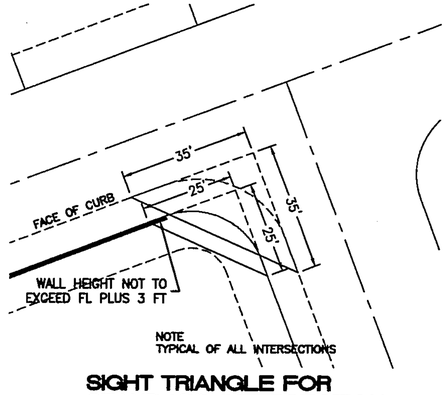
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2% OF OPTIMUM.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL 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.



TRAFFIC CIRCLE SIGHT LINE EXHIBIT



NOTE
TYPICAL OF ALL INTERSECTIONS

SIGHT TRIANGLE FOR STANDARD INTERSECTION

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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

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

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

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

APPLICANT: 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: Sketch 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 2, 3 & 7 Block: Unit:

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

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

Zone Atlas page(s): B-10 & B-11 UPC Code: 101106504912830304 / 101006552005140725
101006545911040726

CASE HISTORY:

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

#1002632

CASE INFORMATION:

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

No. of existing lots: 131 No. of proposed lots: 350 Lots Total area of site (acres): +/- 73.1683

LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd. NW

Between: Paradise Blvd. NW and Paseo del Norte, NW

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

SIGNATURE DATE 10-18-11

(Print) Vincent P. Carrica, PE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
11DRB-____-76292	SP	___	$ Ø
____-____-____	____	___	$ ____
____-____-____	____	___	$ ____
____-____-____	____	___	$ ____
____-____-____	____	___	$ ____
			Total $ Ø

Hearing date Oct. 26, 2011

10-18-11
Planner 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.**

X Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
X 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 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**
__ 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.

Vincent P. Carrica, PE
Applicant name (print)

10-18-11
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
11DRB-70292

10-18-11
Planner signature / date

Project # 1002632

TIERRA WEST, LLC

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

October 18, 2011

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

RE: SKETCH PLAT
THE BOULDERS PHASES II & III
ZONE ATLAS PAGES B10 & B11

Dear Mr. Cloud:

Tierra West LLC, on behalf of Flash Resources, LLC, requests sketch plat review of Phases II & III of the Boulders Subdivision.

Phase I of the Boulders Subdivision is under construction and the home builders anticipate beginning home construction in mid-January of 20012.

Also attached is a conceptual master utility plan that shows the utilities being constructed in Phase I and the proposed water and sewer lines in Phases II & III.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely:

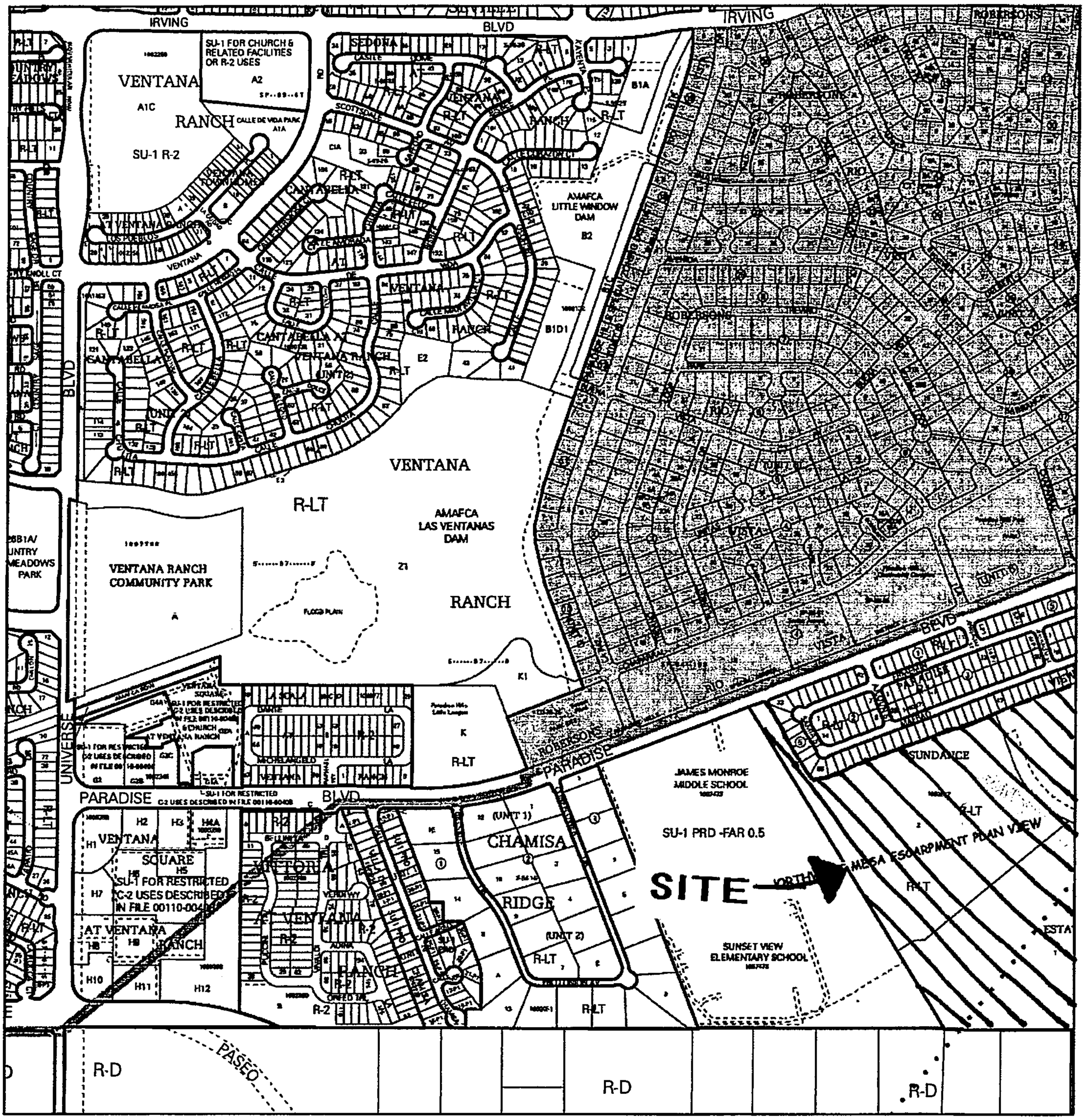
Vincent Carrica, P.E.

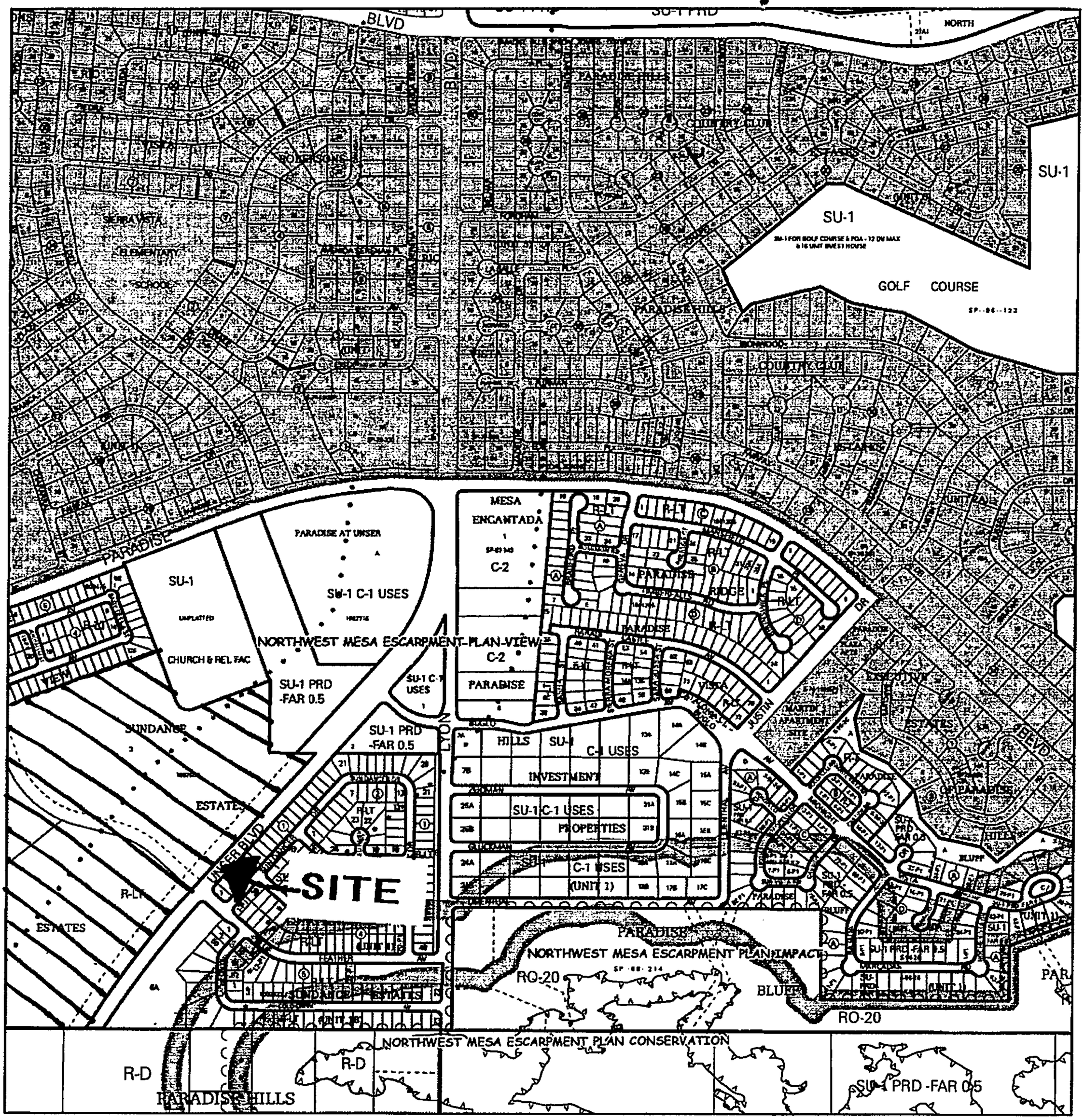
Enclosure/s

cc: Pierre Amestoy – Flash Resources, LLC

JN: 2011005
VC

Z:\2011\2011005 The Boulders - Pierre\Correspondence\2011005 Jack Cloud Sketch Plat 10-18-11.doc

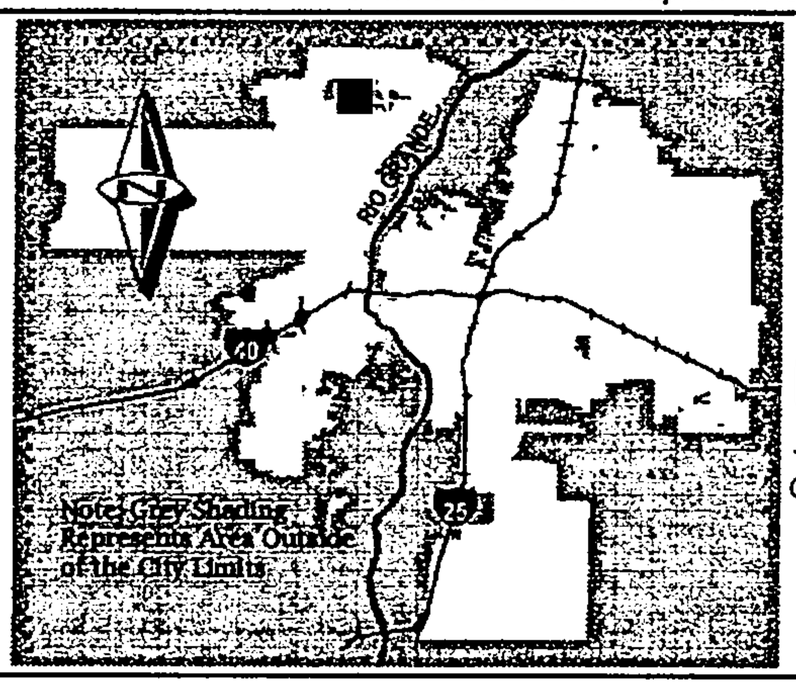

IRVING
BLVD
SU-1 FOR CHURCH & RELATED FACILITIES OR R-2 USES
A2
VENTANA
A1C
RANCH
SU-1 R-2
SEDONA
SCOTTSDALE
CANTABELLA
B1A
B2
B1D1
E2
AMAFCA LITTLE WINDOW DAM
ROBERTSONS
RIO
VISTA
VENTANA RANCH COMMUNITY PARK
AMAFCA LAS VENTANAS DAM
FLOOD PLAIN
Z1
K1
K
R-LT
R-1
R-2
R-D
PASEO
UNIVERSE
PARADISE
SUNDANCE
JAMES MONROE MIDDLE SCHOOL
SUNSET VIEW ELEMENTARY SCHOOL
SU-1 PRD -FAR 0.5
SITE
MESA ESCARPMENT PLAN VIEW
CHAMISA RIDGE
(UNIT 1)
(UNIT 2)
SQUARE
H1
H2
H3
H4A
H5
H7
H8
H9
H10
H11
H12
SU-1 FOR RESTRICTED C-2 USES DESCRIBED IN FILE 00110-00408
AT VENTANA RANCH
VICTORIA
VERDI WY
AURORA
RANCHO
ORFEO DR
MICHELANGELO
DANTE
CALLE DE VIDA PARK
LOS PUEBLOS
CALLE ENRAMADA
CALLE RIBERACH
CALLE MEDIA LUNA
CALLE CABALLO
CALLE CORDOBA
CALLE CANDELARIA
CALLE CANTABELLA
CALLE CANTARANA
CALLE CANTERBURY
CALLE CANTERBURY CT
CALLE CANTERBURY PL
CALLE CANTERBURY WY
CALLE CANTERBURY LOOP
CALLE CANTERBURY CIR
CALLE CANTERBURY TR
CALLE CANTERBURY WAY
CALLE CANTERBURY PKWY
CALLE CANTERBURY BLVD
CALLE CANTERBURY AVE
CALLE CANTERBURY ST
CALLE CANTERBURY RD
CALLE CANTERBURY DR
CALLE CANTERBURY LN



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

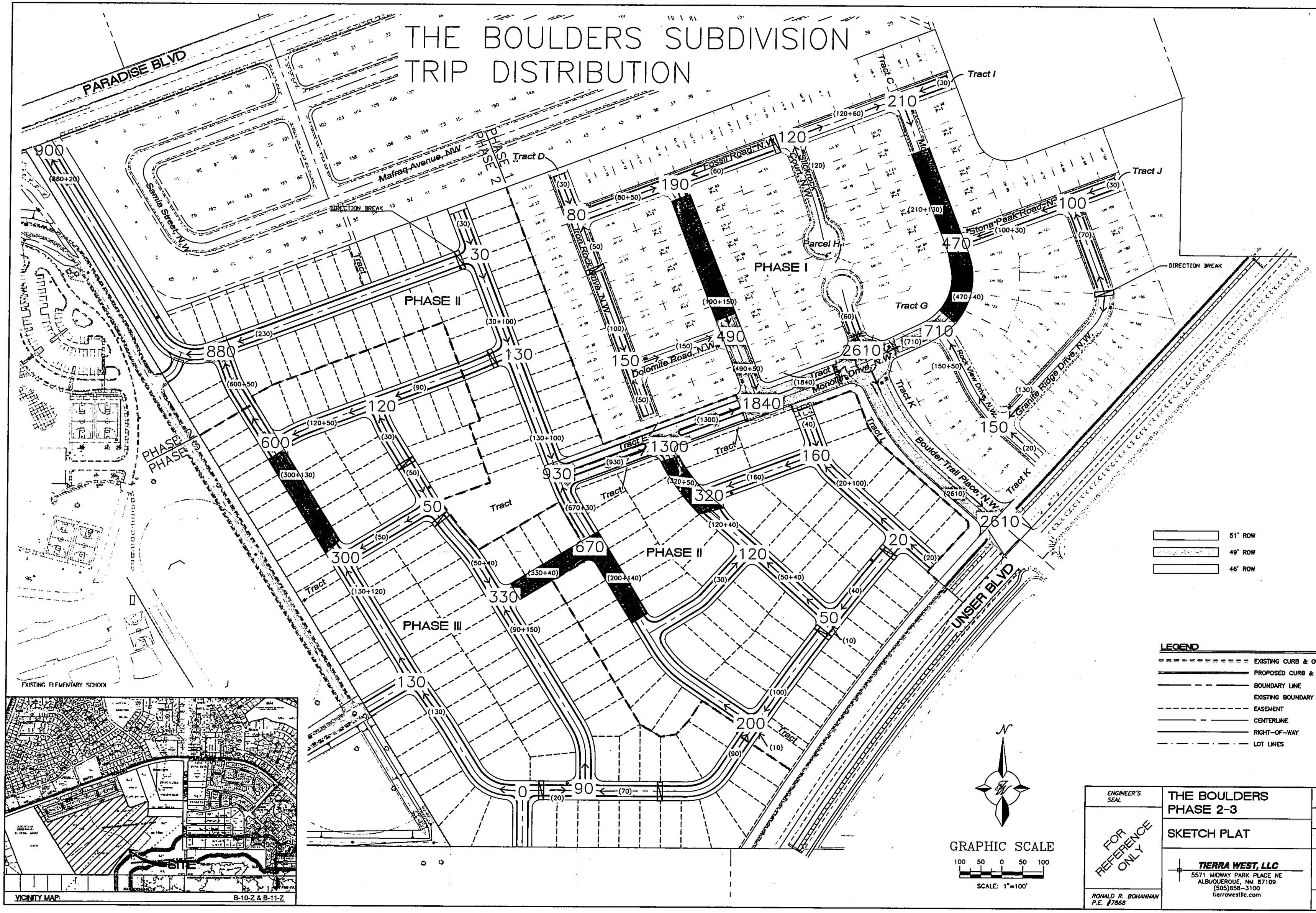
B-11-Z

Selected Symbols

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

0 750 1,500 Feet

THE BOULDERS SUBDIVISION
TRIP DISTRIBUTION



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

51' ROW
49' ROW
46' ROW

LEGEND

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

N

GRAPHIC SCALE

100 50 0 50 100

SCALE: 1"=100'

ENGINEER'S SEAL	THE BOULDERS PHASE 2-3	DRAWN BY DY
FOR REFERENCE ONLY	SKETCH PLAT	DATE 10-18-11
		2011005-TRIP DISTRIBUTION
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 tierrawestllc.com	SHEET #
RONALD R. BOHANNAN P.E. #7868		JOB # 2011005

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

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

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

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

APPLICANT: 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: Sidewalk Variance

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 2, 3 & 7 Block: Unit:

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

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

Zone Atlas page(s): B-10 & B-11 UPC Code: 101106504912830304 / 101006552005140725
1010065459110407 26

CASE HISTORY:

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

#1002632

CASE INFORMATION:

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

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

LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd. NW

Between: Paradise Blvd. NW and Paseo del Norte, NW

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

SIGNATURE DATE 5/25/11

(Print) Ronald R. Bohannan, PE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
11DRB - 70149	CMF	___	$ 20.00
___ - ___ - ___	SV	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
			Total $ 20.00

Hearing date June 8, 2011

5-26-11
Planner signature / date

Project # 1002632

FORM V: SUBDIVISION VARIANCES & VACATIONS

❑ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- __ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- __ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- __ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. <u>Your attendance is required.</u>

❑ **VACATION OF PUBLIC EASEMENT (DRB27)**

❑ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- __ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- __ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. <u>Your attendance is required.</u>

☒ **SIDEWALK VARIANCE (DRB20)**

❑ **SIDEWALK WAIVER (DRB21)**
- X Scale drawing showing the proposed variance or waiver (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 variance or waiver
- 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. <u>Your attendance is required.</u>

❑ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- __ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. <u>Your attendance is required.</u>

❑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

❑ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- __ Drawing showing the sidewalks subject to the proposed deferral or extension (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 deferral or extension
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. <u>Your attendance is required.</u>

❑ **VACATION OF PRIVATE EASEMENT (DRB26)**

❑ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

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

Cynthia Abeyta
Applicant name (print)

Applicant signature / date 05-25-11

Form revised 4/07

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

Application case numbers
11DRB - ____ - 70149
____ - ____ - ____
____ - ____ - ____

Planner signature / date 5-26-11

Project # 1002632

TIERRA WEST, LLC

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

May 24, 2011

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

RE: REQUEST FOR SIDEWALK VARIANCE
THE BOULDERS
CITY PROJECT NO. 761786

Dear Mr. Cloud:

Tierra West LLC, on behalf of Flash Resources, LLC, requests a sidewalk variance to The Boulders. We are requesting specifically that the sidewalks on the west side of Boulder Trail Place (subdivision entrance) and on the south side of Monolith Drive be eliminated. Enclosed is an exhibit map showing the proposed landscaping, sidewalks and resulting connections for the project.

The Boulders is a three phase, 357 unit project being developed for Pulte Homes, which will contain two private parks and extensive landscaping within the subdivision. The areas for which we are requesting a sidewalk variance are specifically along the two main internal roadways where we have increased the landscaping and created a trail like atmosphere to the entrance and internal connections of the project. The trails created are meant to provide for a safe and pleasant corridor where pedestrians are separated from the traffic by a greater distance than what could be provided if sidewalks were required on both sides of the roadways. The resulting connections, lot orientations and separation from the roadways provide for safe pedestrian corridors.

The two roadways for which the variance would apply do not have lots that front the street and street crossings allow the movement of the pedestrians to the retained walk way area. We feel that the planned corridors will encourage pedestrian movement throughout the project and that no benefit to the community or the City is lost by not retaining the sidewalks on both sides of these two roadways within The Boulders Subdivision.

We request a variance eliminating the sidewalks on the west side of Boulder Trail Place and on the south side of Monolith Drive. If you have any questions or need additional information, please do not hesitate to call me.

Sincerely:

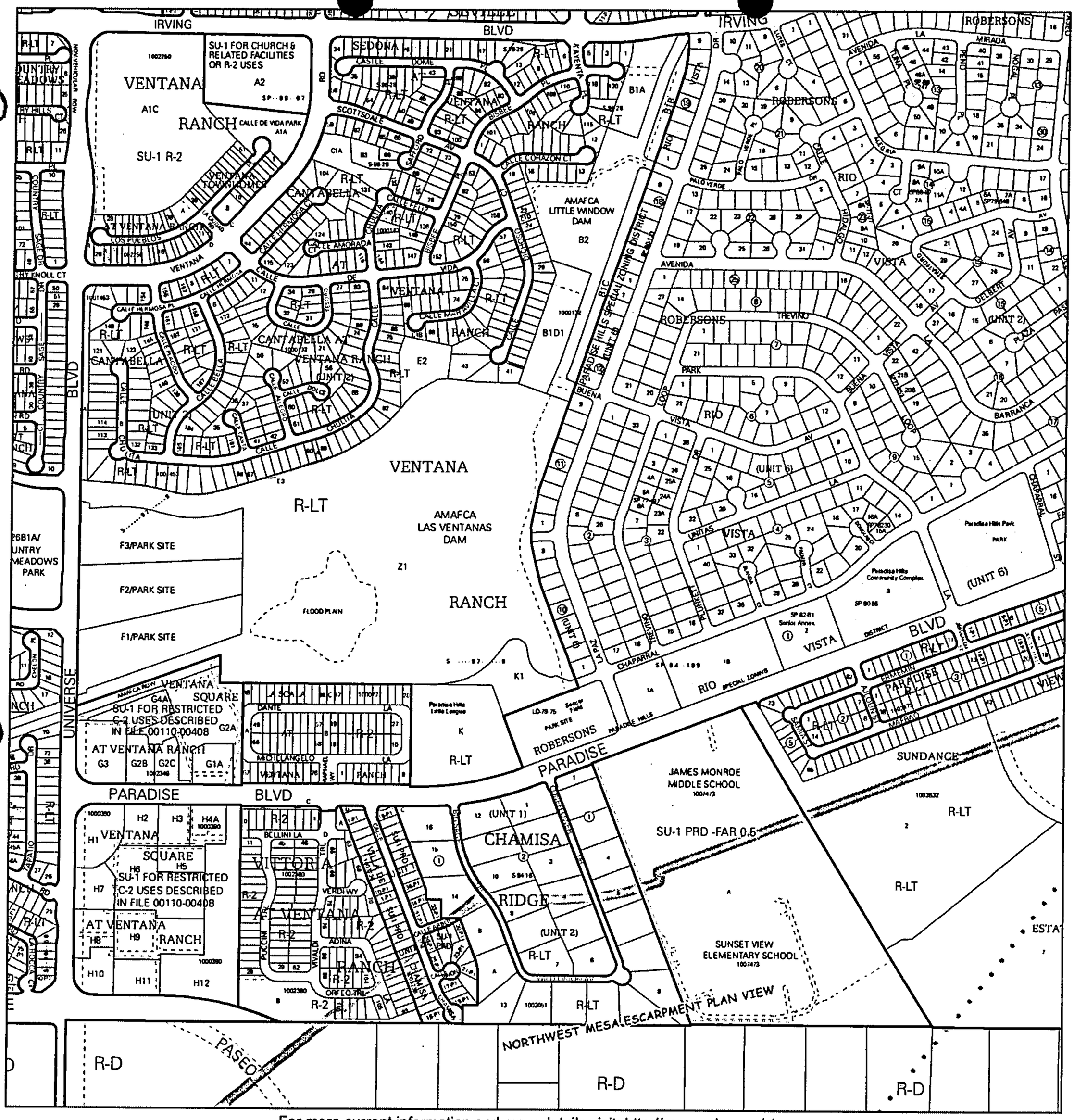
Ronald R. Bohannan, P.E.

Enclosure/s

cc: Pierre Amestoy – Flash Resources, LLC
Russell Grayson – Pulte Group

JN: 2011005
RRB/VC/cla

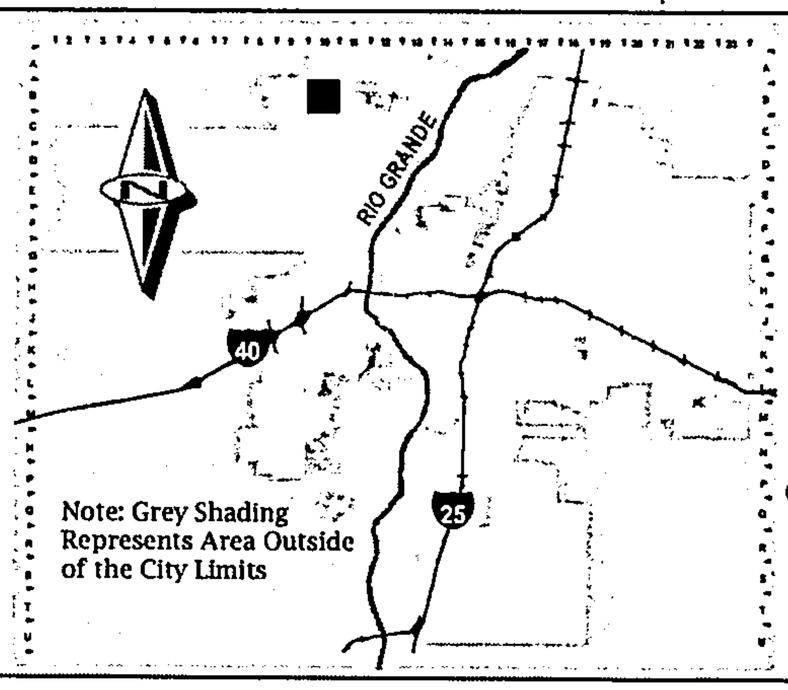
Z:\2011\2011005 The Boulders - Pierre\Correspondence\2011005 Jack Cloud Sidewalk Variance 5-24-11.doc



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

Albuquerque Geographic Information System

Map amended through: 6/5/2009



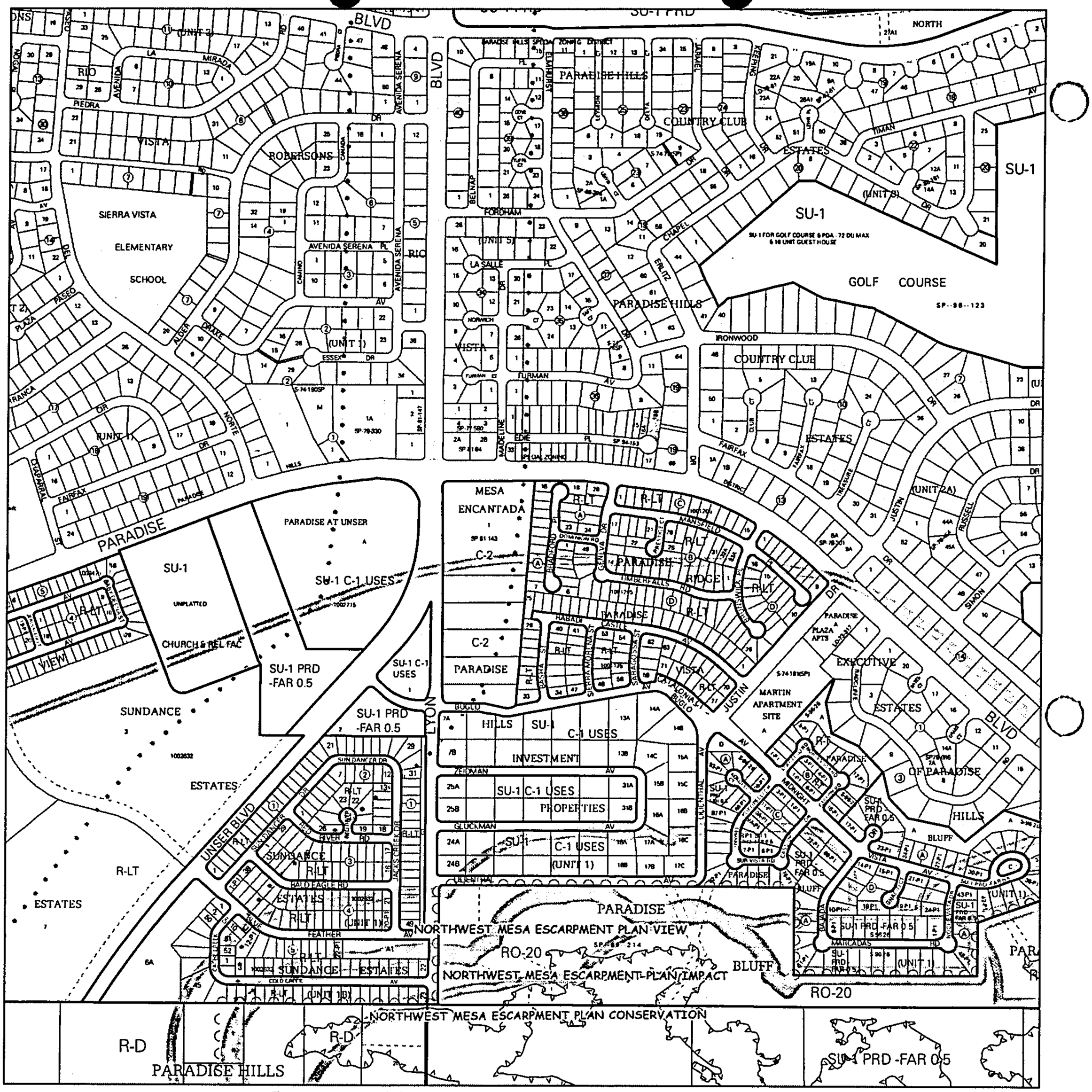
Zone Atlas Page:

B-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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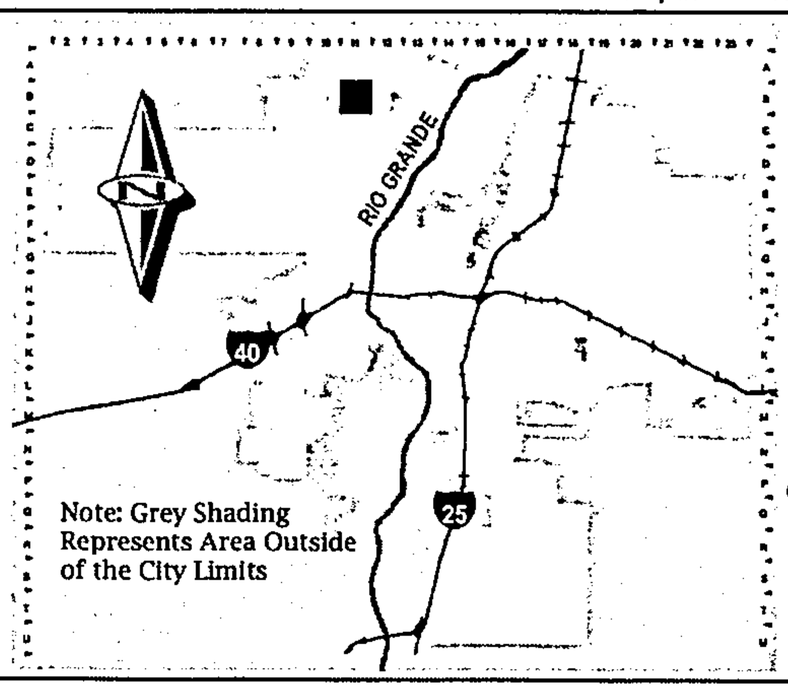

Zone Atlas Page:

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

Cloud, Jack W.

From: Vince Carrica [VCarrica@tierrawestllc.com]

Sent: Thursday, June 09, 2011 2:01 PM

To: Cloud, Jack W.; Metro, Kristal D.

Cc: Cherne, Curtis ; Porter, Allan K.; Sandoval, Christina M.; Ron Bohannan; Cynthia Abeyta; Russell Grayson

Subject: Boulders Subdivision - Sidewalk Variance Request - Unser connection exhibit

Attachments: Boulder Subdivision sidewalk connections to Unser .PDF

Jack & Kristal,
Attached is an exhibit showing the proposed sidewalk connections to the Unser trail from streets internal to Phases I & II. The connections will be through the two landscaped Tracks K & L. It is the intent of this design to encourage pedestrian traffic within the subdivision. These connections to Unser will supplement the sidewalk connection on the East side of Boulders Trail Place and will eliminate the need to unnecessarily cross Monolith and Boulder Trail to exit the subdivision. I hope this addresses your concern noted at DRB in regards to our sidewalk variance request.

Vince

TIERRA WEST, LLC

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

June 23, 2011

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

RE: REQUEST FOR SIDEWALK VARIANCE
THE BOULDERS
CITY PROJECT NO. 761786

Dear Mr. Cloud:

Tierra West LLC, on behalf of Flash Resources, LLC, previously requested a sidewalk variance to The Boulders. Specifically, we proposed that the sidewalks on the west side of Boulder Trail Place (subdivision entrance) and on the south side of Monolith Drive be eliminated. Per our meeting yesterday, we are requesting the variance because of special functional conditions per Section 6-6-6-16(2).

Boulder Trail Place is the main entry into the Boulder Subdivision off Unser Boulevard. We propose to place a 6 foot sidewalk on the east side and eliminate the sidewalk on the west side of Boulder Trail. This would allow for the construction of a larger median and more room on either side of the road to provide landscaping amenities to create a unique entry way into the subdivision. In addition to the one sidewalk on the east side of Boulder Trail, two additional pedestrian connections will be provided internal to the subdivision, Phases I and II, through landscape Tracks L and K to Unser Boulevard. A fourth pedestrian connection is planned for connection from Phase III to Unser approximately 600 feet to the south of Boulder Trail.

These four pedestrian connections to Unser from the subdivision, lot orientations, landscape tracts and separation from the roadways provide for safe aesthetically pleasing pedestrian corridors. The sidewalk west of Boulder Trail is thereby functionally unnecessary.

In addition, the subdivision borders the vast undeveloped properties to the southwest. Primary pedestrian traffic is therefore anticipated to be from the subdivision, northeast to the developed areas along Paradise Boulevard. The pedestrian accesses proposed provide functional routes in this direction. A sidewalk on the west side of Boulder Trail would not functionally add to these pedestrian movements and no benefit to the community or the City is lost by its elimination.

Attached are photos and a plan that show an existing similar scenario at the Loma Colorado Subdivision. As can be seen from the exhibits, landscaping is dense enough to discourage pedestrians from utilizing the side of the entrance road, where no sidewalk exists. A similar landscape plan will be proposed for the Boulders Subdivisions.

Concerning Monolith Drive, we wish to amend our variance request based on our conversations with you yesterday, to allow for the placement of a meandering sidewalk on the south side of the road, within the adjacent landscape tract. Again, this will allow for a wider median to be constructed and landscaped in Monolith Drive as well as allow for the installation of landscaping between the roadway and the meandering sidewalk. This meandering sidewalk would provide for a functional future pedestrian connection to the west,

through the subdivision. The required easements will be added to the plat for submittal and approval at final plat.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely:

Vincent Carrica, P.E.

Enclosure/s

cc: Pierre Amestoy – Flash Resources, LLC
Russell Grayson – Pulte Group

JN: 2011005
VC

Z:\2011\2011005 The Boulders - Pierre\Correspondence\2011005 Jack Cloud Sidewalk Variance 3-23-11.doc

Vince Carrica

From: Vince Carrica

Sent: Thursday, June 23, 2011 5:18 PM

To: 'Cloud, Jack W.'; 'Metro, Kristal D.'

Cc: Ron Bohannan; 'Russell Grayson'; 'Pierre Amestoy'

Subject: Boulders Sidewalk Variance Supporting Material - Email #1

Attachments: IMG00386-20110623-1002.jpg; IMG00388-20110623-1004.jpg; IMG00387-20110623-1003.jpg

Jack,
Per our meeting yesterday, attached are plans and photos from Pulte's Loma Colorado Subdivision that is similar to what the would like to see for the Boulders entrance off Unser. I will send them in a couple of emails so they are not too large. We will have hard copies at your office first thing in the morning. Please call me or Ron if you have any questions. Thanks!

Vince Carrica

From: Vince Carrica
Sent: Thursday, June 23, 2011 5:23 PM
To: 'Cloud, Jack W.'; 'Metro, Kristal D.'
Cc: Ron Bohannan; 'Russell Grayson'; 'Pierre Amestoy'
Subject: RE: Boulders Sidewalk Variance Supporting Material - Email #2
Attachments: 031507LPS_Loma Vista_LV Landscape 3.pdf

Jack,
Here is second email with a portion of landscape plan for Loma that shows the density and plant pallet that will be similar on the Boulders. A letter will follow in a third email.
Vince

From: Vince Carrica
Sent: Thursday, June 23, 2011 5:18 PM
To: 'Cloud, Jack W.'; 'Metro, Kristal D.'
Cc: Ron Bohannan; 'Russell Grayson'; 'Pierre Amestoy'
Subject: Boulders Sidewalk Variance Supporting Material - Email #1

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Vince Carrica

From: Vince Carrica
Sent: Thursday, June 23, 2011 6:46 PM
To: 'Cloud, Jack W.'; 'Metro, Kristal D.'
Cc: Ron Bohannan; 'Russell Grayson'; 'Pierre Amestoy'
Subject: RE: Boulders Sidewalk Variance Supporting Material - Email #2
Attachments: Boulders Variance Letter 6-23-11.PDF

Jack,
Here is the letter.
Vince

From: Vince Carrica
Sent: Thursday, June 23, 2011 5:23 PM
To: 'Cloud, Jack W.'; 'Metro, Kristal D.'
Cc: Ron Bohannan; 'Russell Grayson'; 'Pierre Amestoy'
Subject: RE: Boulders Sidewalk Variance Supporting Material - Email #2

Jack,
Here is second email with a portion of landscape plan for Loma that shows the density and plant pallet that will be similar on the Boulders. A letter will follow in a third email.
Vince

From: Vince Carrica
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To: 'Cloud, Jack W.'; 'Metro, Kristal D.'
Cc: Ron Bohannan; 'Russell Grayson'; 'Pierre Amestoy'
Subject: Boulders Sidewalk Variance Supporting Material - Email #1

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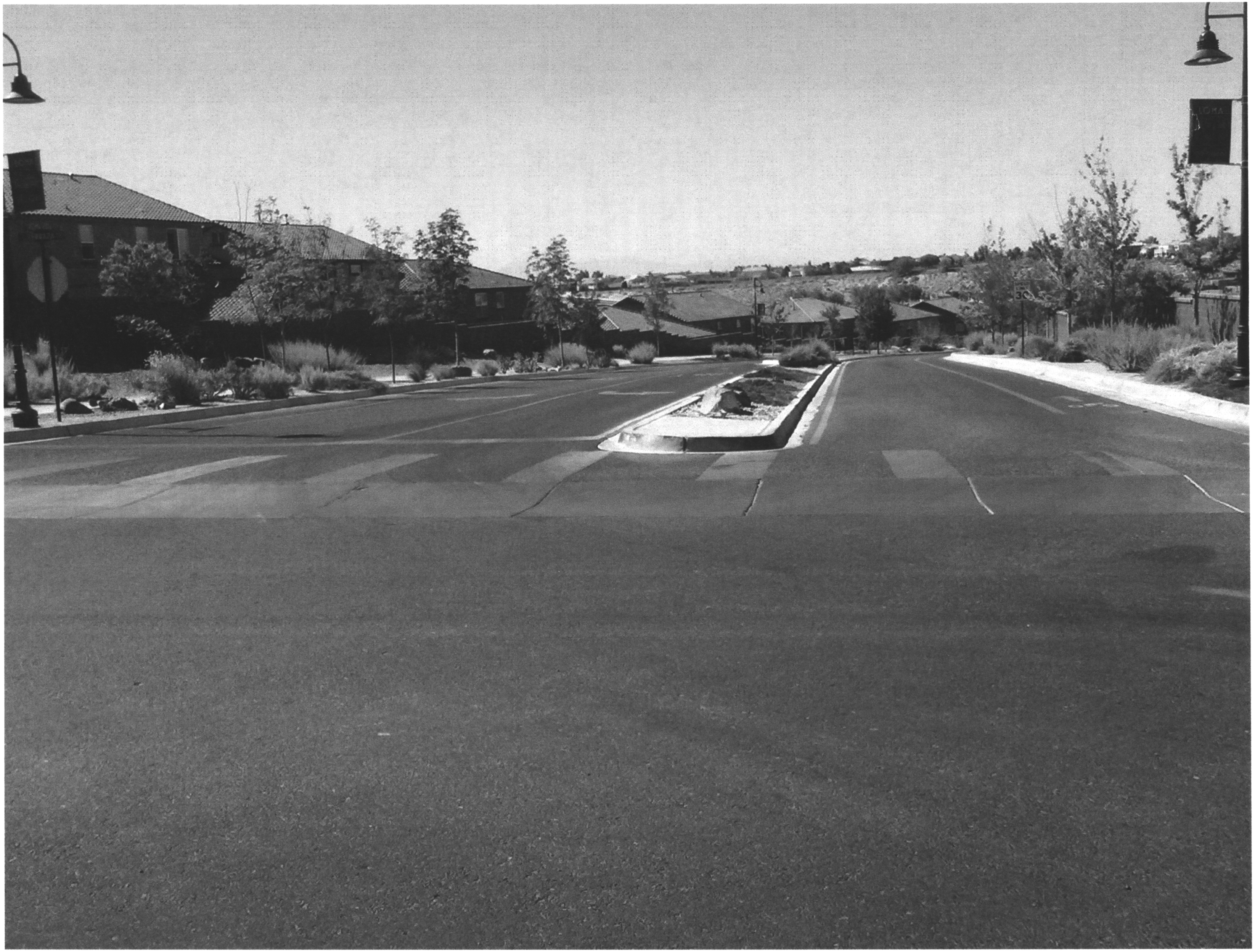
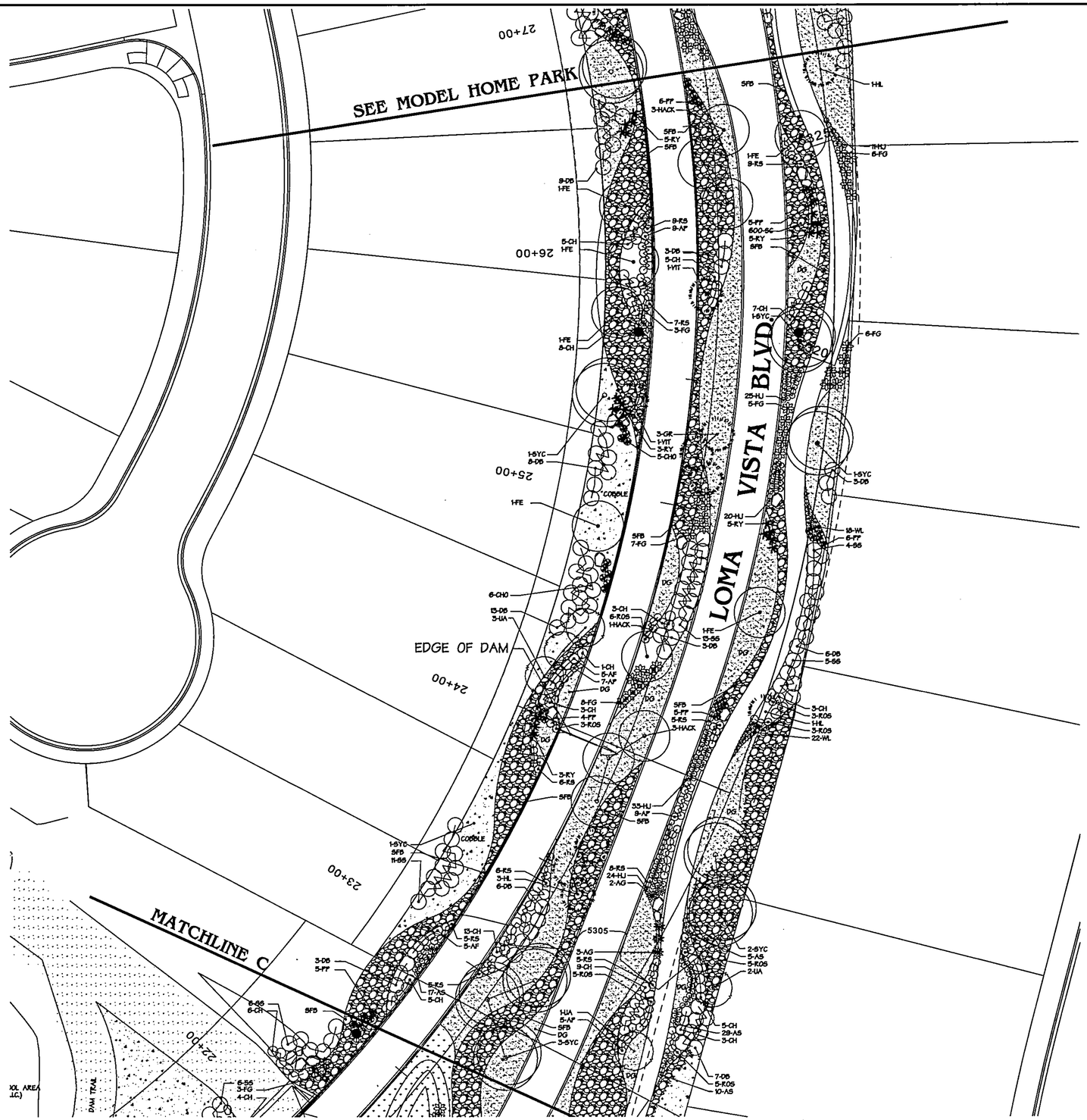




LEGEND

- FESCUE SOD
- COBBLE MULCH
- SANTE FE BROWN MULCH
- DECOMPOSED GRANITE MULCH
- SHADE TREE
- SHADE TREE
- ORNAMENTAL TREE
- ORNAMENTAL TREE

PLANT LIST

Function/Qty	Abb	Botanical Name	Common Name
Shade Trees			
	FE	*Ulmus x 'Frontier'*	Frontier Elm
	SYC	*Platanus acerifolia*	Bloodgood Plane
	UA	*Fraxinus pennsylvanica*	Urbanite Ash
	HACK	*Celtis occidentalis*	Common Hackberry
Ornamental Trees			
	VIT	*Vitex agnus-castus*	Vitex
	GR	*Koelreuteria bipinnata*	Golden Rain Tree
	HL	*Gleditsia tricanthos*	Honey Locust
Shrubs			
	AP	*Fallugia paradoxa*	Apache Plume
	ROS	*Rosmarinus officianlis*	Rosemary
	CH	*Chrysothamnus nauseous*	Chamisa
	DB	*Baccharis sarothroides*	Desert Broom
	SS	*Rhus typhina*	Staghorn Sumac
	AF	*Artemisia Filifolia*	Sand Sage
Ground Cover			
	HJ	*Juniperus horizontalis*	Creeping Juniper
Perennial			
	AS	*Salvia greggii*	Autumn Sage
	RS	*Perovskia atriplicifolia*	Russian Sage
	WL	*Lavandula x intermedia 'alba'*	White Lavender
Accent Plants			
	CHO	*Opuntia spp.*	Cholla
	PP	*Opuntia spp.*	Prickly Pear
	AG	*Agave spp*	Agave
	RY	*Hesperaloe parvifolia*	Red Yucca
Grasses			
	LAWII	*Festuca spp*	Fescue Sod
	FG	*Pennisetum alopecuroides*	Fountain Grass
	MSG	*Miscanthus gracillimus*	Gracillimus Maiden Grass
	MFG	*Stipa tenuissima*	Mexican Feather Grass
Gravel Mulch			
	SFB	Sante Fe Brown	
	DG	Decomposed Granite	
	COBBLE	Cobble - River Rock	

NOTES

1. All future maintenance of the landscape areas and common areas will be by the Loma Colorado Home Owners Association (HOA).
2. Landscaping shown may be adjusted in the field based on the approval of the state engineer, SSCAFCA, and future water requirements.
3. The irrigation system shall be a drip system with a computer monitored controller. The controller will monitor the system for leaks and shut off any valve with a GPM greater than the pre-set limit for that valve.

SCALE 0 10 20 40

NORTH

rvi
planning + landscape architecture
712 Congress Avenue, Suite 300
Austin, TX 78701
(512) 480-0032 fax (512) 480-0617

for approval

LOMA COLORADO
LOMA VISTA ENTRY DRIVE
RIO RANCHO, NM

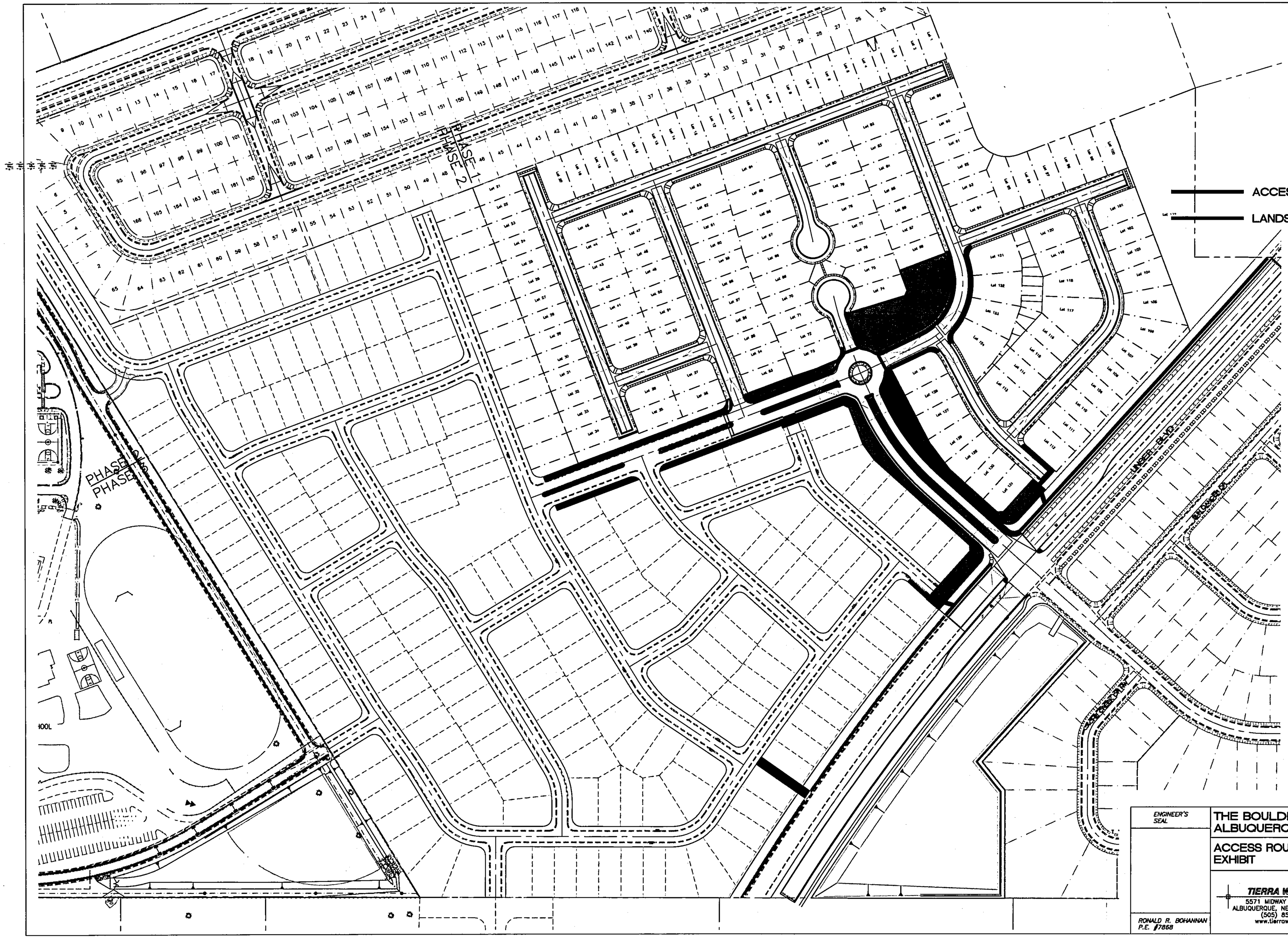
ISSUED	REVISIONS
12/04/06	
100% DESIGN DEVELOP.	
02/12/07	CoRR comments
03/06/07	SSCAFCA
3/15/07	SSCAFCA

PROJECT NO. : 252973
FILE: L:\252973\DD\High Resort Entry\LPs.dwg
REF: L:\252973\DD\propgrade_050906_rvi.dwg
DRW: PD
RVW: HS

Landscape Plan

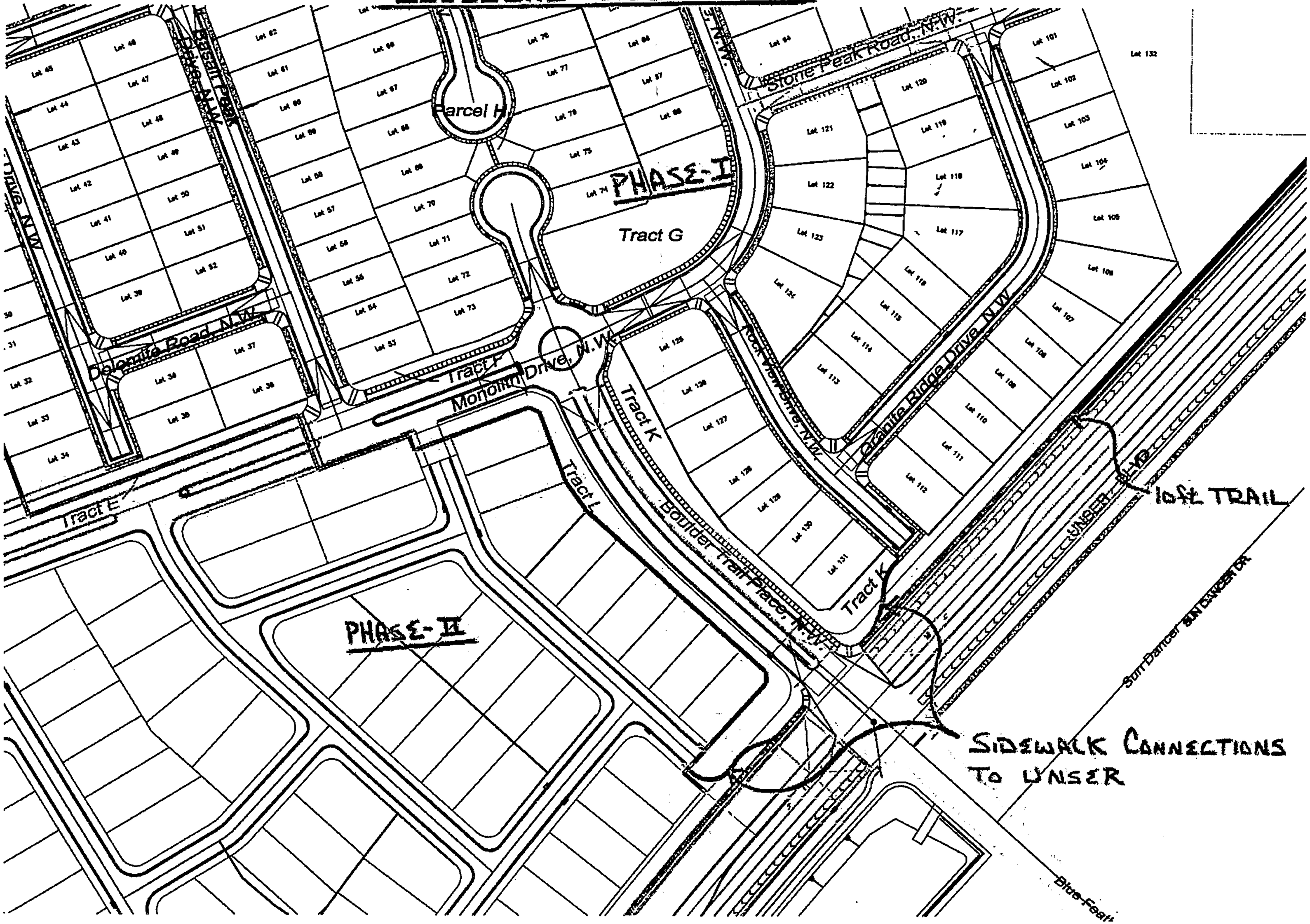
03/06/07

L-4



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

BOULDERS SUBDIVISION



PROJECT

1002632

App #	Action	Date
12-70203	ESIA	7-25-12

RETAINING WALL W/SCREEN WALL

SCREEN WALL ONLY

PHASE 1

PHASE 2

PHASE I

PHASE II

PHASE III

PHASE 2

PHASE 3

BIG ROCK DR

GEODE RD

GEODE PL

JAGGED PEAK RD

STONERIDGE RD

ANDESITE RD

MONOLITH DR

GOBBLE PEAK RD

SANDSTONE RIM DR

IRON ROCK DR

GLASS ROCK RD

HUMMOCK RD

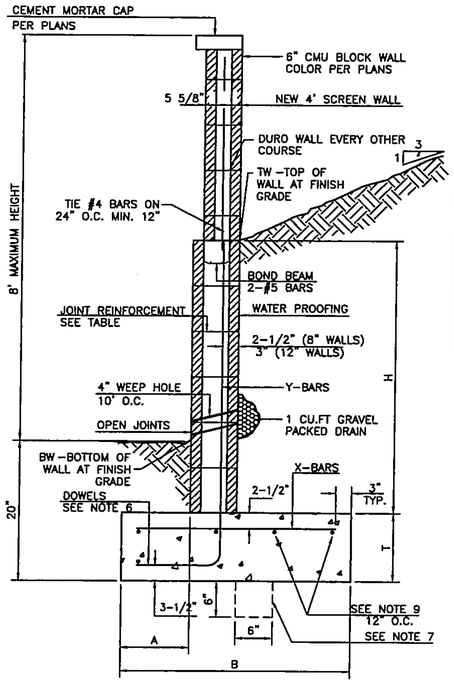
STONE RIDGE DR

EXISTING ELEMENTARY SCHOOL

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

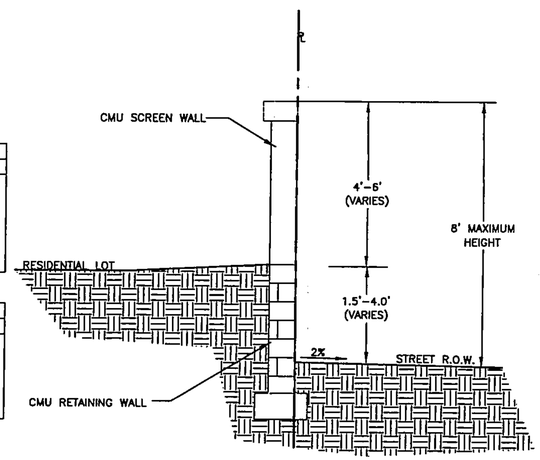
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"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

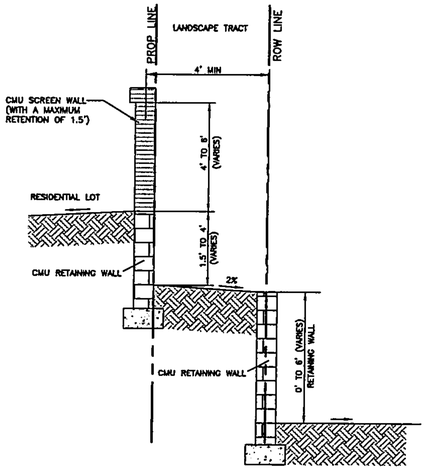
GENERAL NOTES:

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

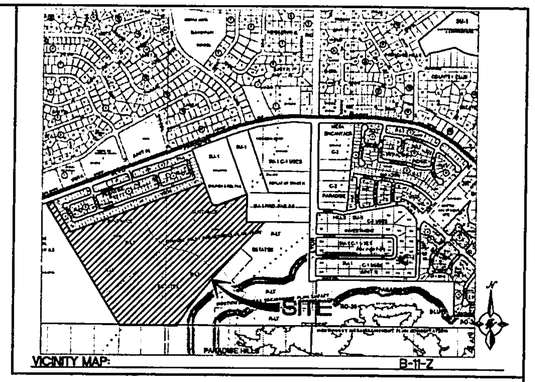
NTS



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

STEPPED RETAINING WALL W/ SCREEN WALL DETAIL

NTS

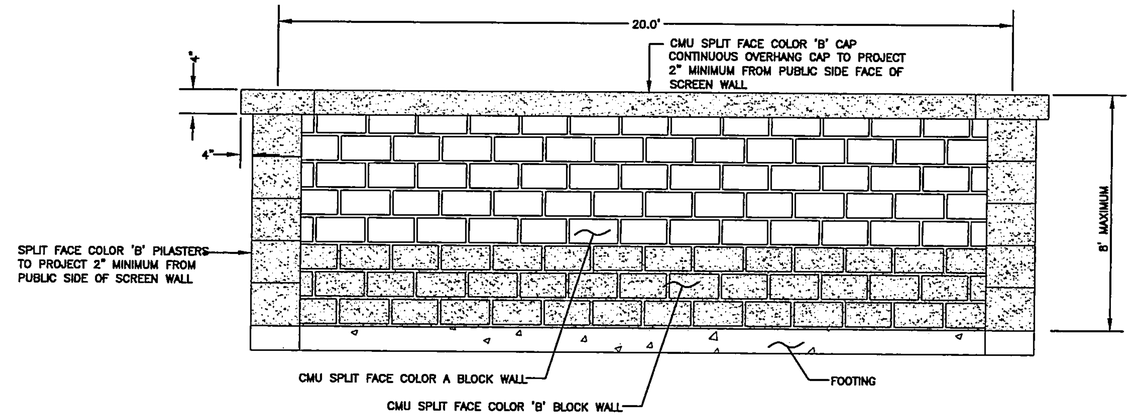


LEGAL DESCRIPTION:

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.

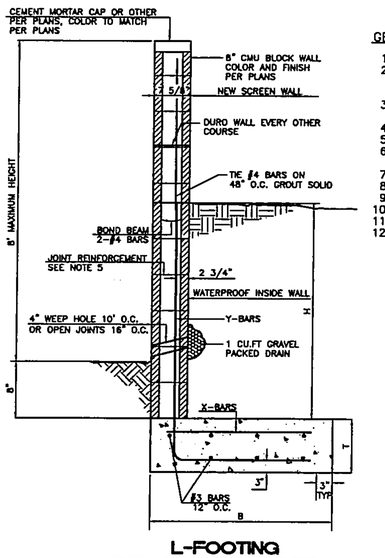
INTERSECTION LOCATION:

LOCATED AT UNSER BLVD. & PARADISE BLVD.



SCREENWALL/RETAINING WALL- ELEVATION FOR STREET FACING WALL

NTS



L-FOOTING RETAINING WALL DETAIL

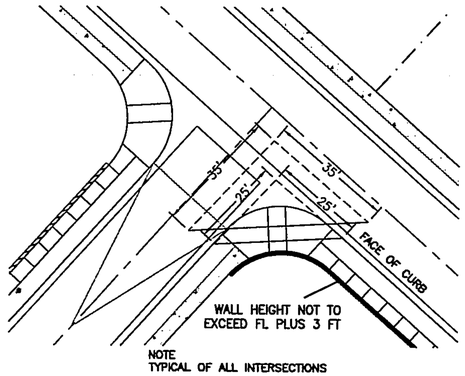
NTS

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

LL ONLY

Plat

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

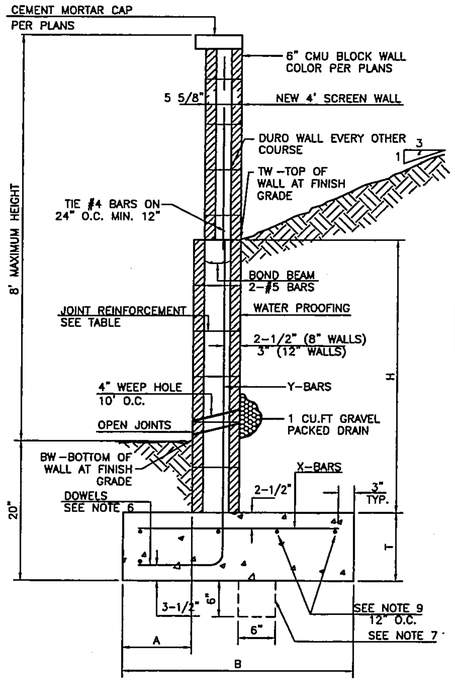
N

GRAPHIC SCALE

50 0 50 100

(IN FEET)
1 inch = 50 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.	#3 @27" O.C.
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.
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

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ft.-in.	ft.-in.	in.	ft.-in.	in.		
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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.
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GENERAL NOTES:

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8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
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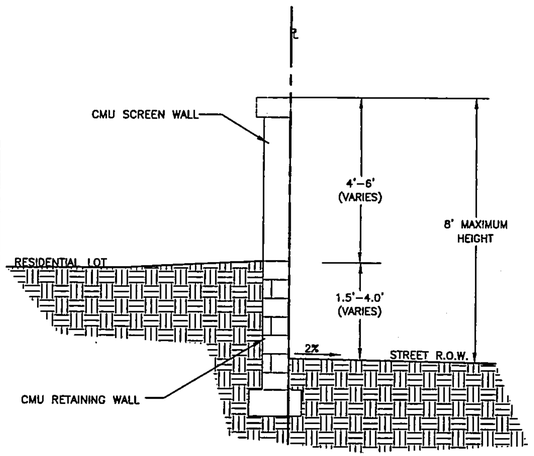
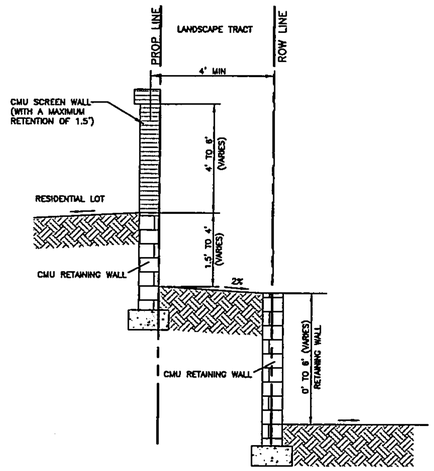
10. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".



RETAINING WALL W/ SCREEN WALL DETAIL- TYPICAL

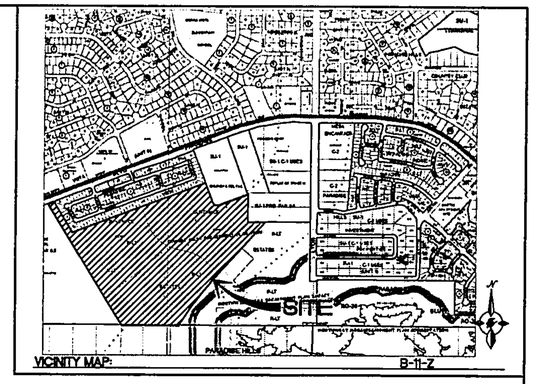
NTS



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

STEPPED RETAINING WALL W/ SCREEN WALL DETAIL

NTS

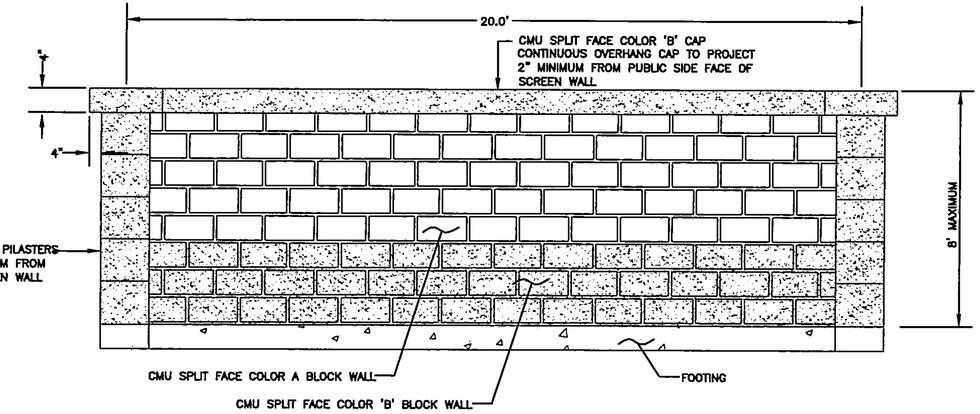


LEGAL DESCRIPTION:

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.

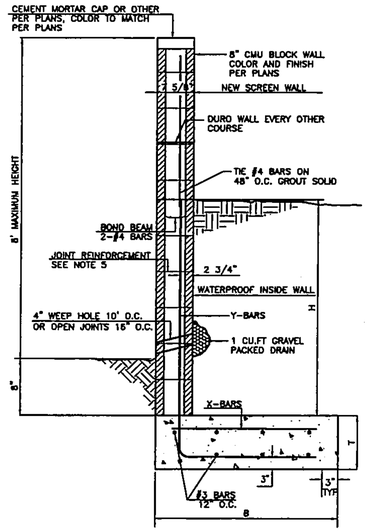
INTERSECTION LOCATION:

LOCATED AT UNSER BLVD. & PARADISE BLVD.



SCREENWALL/RETAINING WALL- ELEVATION FOR STREET FACING WALL

NTS



L-FOOTING RETAINING WALL DETAIL

NTS

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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'.
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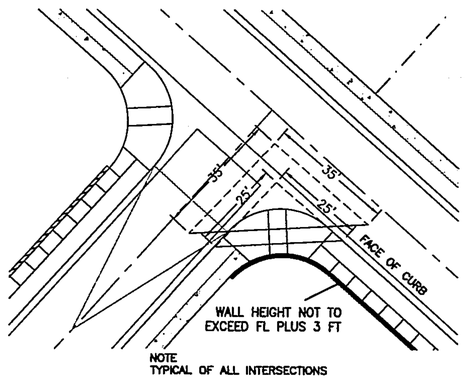
8. DUR-O-WAL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
9. OPEN JOINTS 16" O.C. TYPICAL AT FIRST COURSE.
10. OWNER TO SELECT MASONRY COLOR AND/OR FINISH
11. SOLID MASONRY CAP COURSE TYPICAL.
12. WATER PROOF WALL.

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

DEFERRED SIDEWALK

PHASE I

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

HUMMOCK RD

GLASS ROCK RD

STONE RIDGE DR

10' PAVED TRAIL
– TO BE DEFERRED

EXISTING ELEMENTARY SCHOOL

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
	DEFERRED SIDEWALK EXHIBIT	DATE 7-23-12
		SHEET # 1
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2011005

Mafraq Avenue, NW

Tract D

Fossil Road, N.W.

Slickrock Court, N.W.

Monolith Drive, N.W.

Stone Peak Road, N.W.

Samia Street, N.W.

Basalt Peak Drive, N.W.

Parcel H

PHASE I

Tract G

BIG ROCK DR

GEODE RD

PHASE II

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

Iron Rock Drive, N.W.

Dolomite Road, N.W.

Tract F

Monolith Drive, N.W.

Rock View Drive, N.W.

Granite Ridge Drive, N.W.

Tract K

JAGGED PEAK RD

ANDESITE RD

Tract E

MONOLITH DR

Tract L

Boulder Trail Place, N.W.

EXISTING 60' PUBLIC ROADWAY, ACCESS, DRAINAGE AND UTILITY EASEMENT (4-28-1989, C39-282) THE 60' ACCESS EASEMENT WILL NEED TO BE REALIGNED TO BE IN ACCORDANCE WITH THE ACCESS CONTROL POLICY FOR UNSER BOULEVARD. PRIOR TO DEVELOPMENT OF TRACTS 1 OR 2, A DETERMINATION WILL NEED TO BE OBTAINED FROM THE TRAFFIC ENGINEER REGARDING THE LOCATION OF THIS FACILITY.

GE RD

GOBBLE PEAK RD

SANDSTONE RIM DR

IRON ROCK DR

BIG ROCK DR

GLASS ROCK RD

PHASE III

HUMMOCK RD

EXISTING TEMPORARY DRAINAGE EASEMENT (4-28-1989) C39-282

STONE RIDGE DR

ANDESITE RD

TEMPORARY RETENTION POND EASEMENT

Tract K

Greek St

N

GRAPHIC SCALE

(IN FEET)

1 inch = 160 ft.

ENGINEER'S SEAL	THE BOULDERS ALBUQUERQUE, NM	DRAWN BY pm
	EASEMENT VACATION EXHIBIT	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