OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 8, 2010

Project# 1003470

10DRB-70228 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO, INC request(s) the referenced/ above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit(s) 1,** zoned RD, located on VISTA DEL SOL DR NW between VISTA ANTGUA RD NW and GO WEST RD NW containing approximately 40.18 acre(s). (D-9)

At the September 8, 2010, Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by September 23, 2010, in the manner described below.

> Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

Jack Cloud, AICP, DRB Chair

Cc: Kristine Susco – Wilson & Company – 4900 Lang Ave NE – Albuquerque, NM 87109
KB Home New Mexico, Inc – 601 Menaul Blvd, Ste # 4507 – Albuquerque, NM 87107
Marilyn Maldonado
File

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AMAFCA
No comments.

COG
MRCOG has no comment on the proposed application.

TRANSIT
Project # 1003470
10DRB-70228 MAJOR -- 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

Adjacent and nearby routes
Route #162, Ventana Ranch commuter route passes 450' east, from the southeast corner of the subdivision, on Unser.

Adjacent bus stops
There are 2 bus stops on Unser serving the Route #162 in northbound and southbound direction approximately 1000 feet northwest from the southeast corner of the subdivision.

Site plan requirements
None

Large site TDM suggestions
None.

Other information
None.

ZONING ENFORCEMENT
No comments.

NEIGHBORHOOD COORDINATION
Taylor Ranch NA (R)
Volcano Cliffs Property Owners Assoc.

APS
Vista Vieja Unit 1, is located on Vista Del Sol Dr NW between Vista Antigua Rd NW and Go West Rd NW. The owner of the above property requests a Major 2 Year Extension of Subdivision Improvements (2 YR SIA) for a development that will consist of 142 single family units at full build out This is impacting Marie Hughes Elementary School, L B Johnson Middle School, and Volcano Vista High School Currently, Marie Hughes Elementary is nearing capacity, L B Johnson Middle School and Volcano Vista High School have excess capacity

Loc No	School	2009-10 40th Day	2009-10 Capacity	Space Available
365	Marie Hughes	722	723	1
485	L.B. Johnson	962	1,200	238
575	Volcano Vista	1,842	2,100	258

Residential Units: 142

Est. Elementary School Students: 36

Est. Middle School Students: 15

Est. High School Students: 16

Est. Total # of Students from Project: 67

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

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

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

All planned additions to existing educational facilities are contingent upon taxpayer approval.

POLICE DEPARTMENT

No comments.

FIRE DEPARTMENT

No comments.

PNM ELECTRIC & GAS

* **PNM** – No comments provided

***New Mexico Gas Co**. - No Adverse Comments

COMCAST

No comments.

QWEST

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

ENVIRONMENTAL HEALTH No comments.
M.R.G.C.D No Adverse Comments
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER The Hydrology section has no objection to a 2-year extension request
TRANSPORTATION DEVELOPMENT Based on the timeline provided, a shorter extension seems appropriate.
PARKS AND RECREATION No objection
ABCWUA No comments.
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.

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

PROJECT # 1003470

#1

Date: 9-8-10

DRB PUBLIC HEARING
SIGN IN SHEET

Please proved your name and address for an opportunity to speak and/or receive an *official notice of decision*

1. Name:_____ Address:_____ zip:_____
2. Name:_____ Address:_____ zip:_____
3. Name:_____ Address:_____ zip:_____
4. Name:_____ Address:_____ zip:_____
5. Name:_____ Address:_____ zip:_____
6. Name:_____ Address:_____ zip:_____
7. Name:_____ Address:_____ zip:_____

HEARING DATE 9/8/10 (SIA)

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: September 3, 2008
Zone Atlas Page: D-9
Notification Radius: 100 Ft.

Project# 1003470
App#08DRB-70353

Cross Reference and Location: VISTA DEL SOL DR NW BETWEEN VISTA ANTIGUA RD NW AND GO WEST RD NW

Applicant: KB HOMES NM INC
6330 RIVERSIDE PLAZA LANE STE 200
ALBUQUERQUE, NM 87120

Agent: KRISTINE SUSCO
WILSON AND COMPANY
4900 LAN AVE NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: AUGUST 15, 2008
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): KRISTINE SUSCO-WILSON / COMPANY PHONE: 505-348-4191
ADDRESS: 4900 LANG AVE NE FAX: 505-348-4072
CITY: ALB STATE NM ZIP 87109 E-MAIL: KISUSCO@WILSONCO.CO

APPLICANT: KB HOME NM, INC PHONE: 505-353-5300
ADDRESS: 6330 RIVERSIDE PLAZA LANE, STE 200 FAX: 505-897-4479
CITY: ALB STATE NM ZIP 87120 E-MAIL: ___
Proprietary interest in site: DEVELOPER **List all owners:** ___

DESCRIPTION OF REQUEST: TWO YEAR EXTENSION OF SUBDIVISION IMPROVEMENT AGREEMENTS

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

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

Lot or Tract No. ___ Block: ___ Unit: UNIT ONE
Subdiv/Addn/TBKA: VISTA VIEJA SUBDIVISION
Existing Zoning: RD Proposed zoning: ___ MRGCD Map No ___
Zone Atlas page(s): D-9 UPC Code: 100906345110740 64

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003470, 05DRB1493 (FP)

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 142 No. of **proposed** lots: - Total area of site (acres): 40.18 Ac
LOCATION OF PROPERTY BY STREETS: On or Near: VISTA DEL SOL DR NW
Between: VISTA ATIGVA RD NW and GO WEST RD NW

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

SIGNATURE ___ DATE 8-5-08
(Print) KRISTINE SUSCO Applicant: ☐ Agent: X

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
08DRB-70353	SIA	S(2)	$ 50.00
	ADV	—	$ 75.00
	CME	—	$ 20.00
		—	$
		—	$
			Total
Hearing date 09/03/08			$ 145.00

Planner signature / date

Project # 1003470

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

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ Proposed Infrastructure List
__ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed plat
__ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (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. KES
__ 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.

KRISTINE SUSCO
Applicant name (print)

Applicant signature / date 8.5.08

Form revised **October 2007**

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

Application case numbers
08DRB-70353
_____-_____-_____
_____-_____-_____

Planner signature / date

Project # 1003470

Rec	UPC	OWNER	OWNADD	OWNCITY	OWNSTATE	OWNZIPCODE	PROPCLASS	TAXDIST	LEGALDESC	OBJECTID
1	1009063416085411 07	VISTA VIEJA INVESTMENTS LLC	6300 CARMEL DR NE SUITE 401	ALBUQUERQUE	NM	87122	V	A1A	LT 10 BLK 8 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1522 AC	9595 3
2	1009063411086411 06	VISTA VIEJA INVESTMENTS LLC	6300 CARMEL DR NE SUITE 401	ALBUQUERQUE	NM	87122	V	A1A	LT 11 BLK 8 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1068 AC	9982 4
3	1009063406087411 05	VISTA VIEJA INVESTMENTS LLC	6300 CARMEL DR NE SUITE 401	ALBUQUERQUE	NM	87122	V	A1A	LT 12 BLK 8 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1068 AC	9988 0
4	1009063402088411 04	VISTA VIEJA INVESTMENTS LLC	6300 CARMEL DR NE SUITE 401	ALBUQUERQUE	NM	87122	V	A1A	LT 13 BLK 8 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1068 AC	9988 1
5	1009063422094411 08	VISTA VIEJA INVESTMENTS LLC	6300 CARMEL DR NE SUITE 401	ALBUQUERQUE	NM	87122	V	A1A	LT 9 BLK 8 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1192 AC	1013 55
6	1009063397089411 03	VISTA VIEJA INVESTMENTS LLC	6300 CARMEL DR NE SUITE 401	ALBUQUERQUE	NM	87122	V	A1A	LT 14 BLK 8 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1068 AC	1014 28
7	1009063392090411 02	VISTA VIEJA INVESTMENTS LLC	6300 CARMEL DR NE SUITE 401	ALBUQUERQUE	NM	87122	V	A1A	LT 15 BLK 8 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1068 AC	1014 29
8	1009063387090411 01	VISTA VIEJA INVESTMENTS LLC	6300 CARMEL DR NE SUITE 401	ALBUQUERQUE	NM	87122	V	A1A	LT 16 BLK 8 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1490 AC	1014 30
9	1009063418096411 09	VISTA VIEJA INVESTMENTS LLC	6300 CARMEL DR NE SUITE 401	ALBUQUERQUE	NM	87122	V	A1A	LT 8 BLK 8 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1046 AC	1014 41
10	1009063413097411 10	VISTA VIEJA INVESTMENTS LLC	6300 CARMEL DR NE SUITE 401	ALBUQUERQUE	NM	87122	V	A1A	LT 7 BLK 8 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1046 AC	1014 42
11	1009063409099411 11	VISTA VIEJA INVESTMENTS LLC	6300 CARMEL DR NE SUITE 401	ALBUQUERQUE	NM	87122	V	A1A	LT 6 BLK 8 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1046 AC	1014 43
12	1009063404100411 12	VISTA VIEJA INVESTMENTS LLC	6300 CARMEL DR NE SUITE 401	ALBUQUERQUE	NM	87122	V	A1A	LT 5 BLK 8 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION CONT .1046 AC	1014 44
13	1009 0634	VISTA VIEJA INVESTMENTS LLC	6300 CARMEL D	ALBUQU	NM	87122	V	A1A	LT 4 BLK 8 PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO TRACT2 BULK LAND PLA	1014

	0010 1411 13		R NE SUI TE 401	ERQ UE					T OF VISTA VIEJA SUBDIVISION CONT .1 046 AC	45
14	1009 0633 9510 1411 14	VISTA VIEJA INVEST MENTS LLC	6300 CA RMEL D R NE SUI TE 401	ALB UQU ERQ UE	NM	87122	V	A1A	LT 3 BLK 8 PLAT OF VISTA VIEJA SUBDIVI SION UNIT TWO TRACT2 BULK LAND PLA T OF VISTA VIEJA SUBDIVISION CONT .1 046 AC	10 14 46
15	1009 0633 7410 0435 06	SALLS BROTHERS C ONSTRUCTION INC	8019 MA RIGOLD DR NW	ALB UQU ERQ UE	NM	87120	V	A1A	LT 6 BLK 24 PLAT OF VISTA VIEJA SUBD UNITS THREE & FOUR(TRACTS 3 & 4 BUL K LAND PLAT OF VISTA VIEJA SUBD & PA RCELS1, 2 & 3 VISTA VIEJA SUBD UNIT 2) CONT .2046 AC	10 63 60
16	1009 0633 6401 2402 02	SALLS BROTHERS C ONSTRUCTION INC	8019 MA RIGOLD DR NW	ALB UQU ERQ UE	NM	87120	V	A1A	TR F PLAT OF VISTA VIEJA SUBD UNITS THREE & FOUR (TRACTS 3 &4 BULK LAN D PLAT OF VISTA VIEJA SUBD & PARCEL S 1, 2 & 3VISTA VIEJA SUBDIVISION UNIT 2) CONT 3.3778 AC	10 63 61
17	1009 0622 6426 4101 64	CITY OF ALBUQUER QUE	PO BOX 1293	ALB UQU ERQ UE	NM	87103	C	A1A	ALL SEC 28 11N 2E	10 65 01
18	1009 0633 9010 2411 15	VISTA VIEJA INVEST MENTS LLC	6300 CA RMEL D R NE SUI TE 401	ALB UQU ERQ UE	NM	87122	V	A1A	LT 2 BLK 8 PLAT OF VISTA VIEJA SUBDIVI SION UNIT TWO TRACT2 BULK LAND PLA T OF VISTA VIEJA SUBDIVISION CONT .1 046 AC	13 80 93
19	1009 0633 8510 2411 16	VISTA VIEJA INVEST MENTS LLC	6300 CA RMEL D R NE SUI TE 401	ALB UQU ERQ UE	NM	87122	V	A1A	LT 1 BLK 8 PLAT OF VISTA VIEJA SUBDIVI SION UNIT TWO TRACT2 BULK LAND PLA T OF VISTA VIEJA SUBDIVISION CONT .1 162 AC	13 80 94
20	1009 0634 4801 3410 11	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 88 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1780 AC	14 28 07
21	1009 0634 4001 5410 10	QUANSAH STEPHEN A & VONTELLA M	8300 ME SA TOP RD NW	ALB UQU ERQ UE	NM	87120	R	A1A	LT 89 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1780 AC	14 28 08
22	1009 0634 5401 5410 12	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 87 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1780 AC	14 28 09
23	1009 0634 3401 9410 09	GROBECKER LARRY & J RENE	8304 ME SA TOP RD NW	ALB UQU ERQ UE	NM	87120	R	A1A	LT 90 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1777 AC	14 28 10
24	1009 0634 6001 9410 13	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 86 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1623 AC	14 28 11
25	1009 0634 6602 3410 14	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 85 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1612 AC	14 28 12
26	1009 0634 4001 5410	QUANSAH STEPHEN A & VONTELLA M	8300 ME SA TOP RD NW	ALB UQU ERQ UE	NM	87120	R	A1A	LT 89 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1780 AC	14 28 08

	10									
27	1009 0634 5401 5410 12	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 87 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1780 AC	14 28 09
28	1009 0634 3401 9410 09	GROBECKER LARRY & J RENE	8304 ME SA TOP RD NW	ALB UQU ERQ UE	NM	87120	R	A1A	LT 90 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1777 AC	14 28 10
29	1009 0634 6001 9410 13	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 86 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1623 AC	14 28 11
30	1009 0634 6602 3410 14	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 85 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1612 AC	14 28 12
31	1009 0635 0211 6404 08	VERDON JANE M	6827 VIS TA DEL S OL DR N W	ALB UQU ERQ UE	NM	87120	R	A1A	LT 51 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1205 AC	14 28 13
32	1009 0635 1811 5403 14	GUTIERREZ CARLOS & JEANETTE	6824 VIS TA DEL S OL DR N W	ALB UQU ERQ UE	NM	87120	R	A1A	LT 60 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1452 AC	14 28 14
33	1009 0634 5111 8406 06	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 11 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1477 AC	14 28 15
34	1009 0634 4012 0406 11	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 3 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1240 AC	14 28 16
35	1009 0634 9213 0404 12	KB HOME N INC ATT LAND DEPARTMENT	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 35 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1296 AC	14 28 32
36	1009 0635 0213 0404 11	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 54 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1477 AC	14 28 33
37	1009 0635 1913 5403 17	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 57 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1240 AC	14 28 34
38	1009 0635 2014 0403 18	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 56 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1240 AC	14 28 35
39	1009 0634 3002 3410 08	HOWELL MARTHA C OLLINGS & WILLARD A	8308 ME SA TOP RD NW	ALB UQU ERQ UE	NM	87120	R	A1A	LT 91 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1612 AC	14 28 36
4	1009	KB HOME NM INC AT	6330 RIV	ALB	NM	87120	V	A1A	LT 84 PLAT OF VISTA VIEJA SUBDIVISION	14

0	0634 7102 7410 15	T LAND DEPARTMEN T	ERSIDE PLAZA L N NW SU ITE 200	UQU ERQ UE					UNIT ONECONT .1612 AC	28 37
41	1009 0634 2503 0410 07	WHITE BARBARA A	8312 ME SA TOP RD NW	ALB UQU ERQ UE	NM	87120	R	A1A	LT 92 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1612 AC	14 28 38
42	1009 0634 4602 8408 07	KB HOME NEW MEXI CO INC	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 116 PLAT OF VISTA VIEJA SUBDIVISIO N UNIT ONECONT .2135 AC	14 28 39
43	1009 0634 5603 2408 08	UMSTEAD CHRISTOP HER C & NICOLETTE V GARCIA-UMSTEAD	8300 WIL D DUNE S AVE N W	ALB UQU ERQ UE	NM	87120	R	A1A	LT 115 PLAT OF VISTA VIEJA SUBDIVISIO N UNIT ONECONT .1562 AC	14 28 40
44	1009 0634 2003 3410 06	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 93 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1722 AC	14 28 41
45	1009 0634 4103 4408 06	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	R	A1A	LT 117 PLAT OF VISTA VIEJA SUBDIVISIO N UNIT ONECONT .1689 AC	14 28 42
46	1009 0634 7803 4410 16	MONTECITO ESTATE S COMMUNITY ASSO C INC C/O CANYON G ATE REAL ESTATE S ERVICE	PO BOX 93488	ALB UQU ERQ UE	NM	87111	V	A1A	TR B PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .3655 AC	14 29 12
47	1009 0634 5303 7408 09	KB HOME NM INC LA ND DEPARTMENT	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 114 PLAT OF VISTA VIEJA SUBDIVISIO N UNIT ONECONT .1537 AC	14 29 13
48	1009 0634 1503 8410 05	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 94 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1724 AC	14 29 14
49	1009 0634 3703 9408 05	SANDOVAL VERONIC A	8309 ME SA TOP RD NW	ALB UQU ERQ UE	NM	87120	R	A1A	LT 118 PLAT OF VISTA VIEJA SUBDIVISIO N UNIT ONECONT .1716 AC	14 29 15
50	1009 0634 8704 0410 17	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 83 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1508 AC	14 29 16
51	1009 0634 7308 0405 04	LOPEZ CHRISTINE D	8319 HA WK EYE RD NW	ALB UQU ERQ UE	NM	87120	R	A1A	LT 24 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1272 AC	14 32 07
52	1009 0635 1808 2403 08	PARSONS BETTY JE AN B	6800 VIS TA DEL S OL DR N W	ALB UQU ERQ UE	NM	87120	R	A1A	LT 66 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1223 AC	14 32 08
53	1009 0634 9208	BAZAN DANIEL M & E LENA G MARTINEZ	6800 OL D MESA DR NW	ALB UQU ERQ	NM	87120	R	A1A	LT 44 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1657 AC	14 32 09

	240401			UE						
54	1009063502082404 02	GRANBERRY GARY & MICHELLE	6801 VISTA DEL SOL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 45 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1657 AC	143210
55	1009063449078407 17	ZAMBRANO MARIA & JEROME	8324 HAWK EYE RD NW	ALBUQUERQUE	NM	87120	R	A1A	LT 136 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1674 AC	143211
56	1009063427080407 01	LUJAN MARGARET L TRUSTEE LUJAN RVT	8339 WILD DUNES NW	ALBUQUERQUE	NM	87120	R	A1A	LT 132 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1660 AC	143212
57	1009063432044408 04	CHAVEZ ERNEST J & RUBY A	8315 MESA TOP RD NW	ALBUQUERQUE	NM	87120	R	A1A	LT 119 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1812 AC	143252
58	1009063403044410 03	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 96 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1724 AC	143253
59	1009063396046410 02	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 97 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1724 AC	143254
60	1009063496047410 19	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 81 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1464 AC	143255
61	1009063445047408 11	WINEBRENNER ROBERT L & REBECCA A	8312 WILD DUNES AVE NW	ALBUQUERQUE	NM	87120	R	A1A	LT 112 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1631 AC	143256
62	1009063389048410 01	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 98 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1859 AC	143257
63	1009063464048407 09	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 124 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1612 AC	143258
64	1009063517052403 02	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	R	A1A	LT 72 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1355 AC	143259
65	1009063460053407 08	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 125 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1488 AC	143260
66	1009063421052408 02	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 121 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1816 AC	143261

67	1009 0635 1805 7403 03	LOBATO AARON & MELISSA	6704 VISTA DEL SOL DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 71 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1243 AC	14 32 62
68	1009 0634 7205 5407 12	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 141 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1612 AC	14 32 63
69	1009 0635 0105 8410 21	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 79 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1473 AC	14 32 64
70	1009 0634 3605 6408 13	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 110 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1672 AC	14 32 65
71	1009 0634 1505 6408 01	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 122 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1879 AC	14 32 66
72	1009 0634 9105 7410 27	ORTEGA JAMES & NICOLE	8301 HAWK EYE RD NW	ALBUQUERQUE	NM	87120	R	A1A	LT 77 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .2084 AC	14 32 67
73	1009 0634 5605 7407 07	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 126 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1536 AC	14 32 68
74	1009 0635 1806 2403 04	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 70 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1212 AC	14 32 69
75	1009 0634 6806 0407 13	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 140 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1612 AC	14 32 70
76	1009 0634 3105 9408 14	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 109 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1670 AC	14 32 71
77	1009 0634 8606 2410 26	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	V	A1A	LT 76 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1205 AC	14 32 88
78	1009 0635 0106 4410 22	CASAUS MARK A & MARY C	6715 VISTA DEL SOL DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 78 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1446 AC	14 32 89
79	1009 0634 0406 1409 03	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE	NM	87120	R	A1A	LT 99 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .2256 AC	14 32 90
80	1009 0634	KB HOME NM INC ATT LAND DEPARTMEN	6330 RIVERSIDE	ALBUQU	NM	87120	V	A1A	LT 127 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1543 AC	14 32

	5206 1407 06	T	PLAZA L N NW SU ITE 200	ERQ UE						91
81	1009 0633 9606 2409 02	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	R	A1A	LT 100 PLAT OF VISTA VIEJA SUBDIVISIO N UNIT ONECONT .1816 AC	14 32 92
82	1009 0633 8806 3409 01	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 101 PLAT OF VISTA VIEJA SUBDIVISIO N UNIT ONECONT .2205 AC	14 32 93
83	1009 0634 2606 3408 15	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 108 PLAT OF VISTA VIEJA SUBDIVISIO N UNIT ONECONT .1667 AC	14 32 94
84	1009 0635 1806 7403 05	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 69 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1214 AC	14 32 95
85	1009 0634 8406 6410 25	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 75 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1327 AC	14 32 96
86	1009 0635 0107 0410 23	SANCHEZ FRED & RE BECCA	6719 VIS TA DEL S OL DR N W	ALB UQU ERQ UE	NM	87120	R	A1A	LT 73 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1536 AC	14 32 97
87	1009 0635 1807 2403 06	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 68 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1217 AC	14 32 98
88	1009 0634 6007 0407 15	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	R	A1A	LT 138 PLAT OF VISTA VIEJA SUBDIVISIO N UNIT ONECONT .1674 AC	14 32 99
89	1009 0634 4307 0407 04	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	R	A1A	LT 129 PLAT OF VISTA VIEJA SUBDIVISIO N UNIT ONECONT .1543 AC	14 33 00
90	1009 0634 6908 3405 03	KB HOME SALES NM INC	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	R	A1A	LT 23 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1272 AC	14 33 29
91	1009 0634 4308 3407 18	ROMERO ANTHONY R & EVETTE B	8328 HA WK EYE RD NW	ALB UQU ERQ UE	NM	87120	R	A1A	LT 135 PLAT OF VISTA VIEJA SUBDIVISIO N UNIT ONECONT .1674 AC	14 33 30
92	1009 0635 1808 7403 09	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	R	A1A	LT 65 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1224 AC	14 33 31
93	1009 0634 7808 6405	LOPEZ JOHN & PAME LA	6801 OL D MESA DR NW	ALB UQU ERQ UE	NM	87120	R	A1A	LT 26 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1971 AC	14 33 32

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94	1009 0634 9208 8404 20	KB HOME SALES NM INC	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	R	A1A	LT 43 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1446 AC	14 33 33
95	1009 0635 0208 8404 03	CORDERO PAUL	6805 VIS TA DEL S OL DR N W	ALB UQU ERQ UE	NM	87114	R	A1A	LT 46 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1446 AC	14 33 34
96	1009 0634 6508 6405 02	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	R	A1A	LT 22 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1269 AC	14 33 35
97	1009 0634 3808 6407 19	ROSAS NANETTE	8332 HA WK EYE RD NW	ALB UQU ERQ UE	NM	87120	R	A1A	LT 134 PLAT OF VISTA VIEJA SUBDIVISIO N UNIT ONECONT .1674 AC	14 33 36
98	1009 0635 1809 2403 10	LAURENZANA MIGUE L A & MERARI A	6808 VIS TA DEL S OL DR N W	ALB UQU ERQ UE	NM	87120	R	A1A	LT 64 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1224 AC	14 33 37
99	1009 0634 3208 9407 20	SOTELO RENEE & RY AN	8336 HA WK EYE RD NW	ALB UQU ERQ UE	NM	87120	R	A1A	LT 133 PLAT OF VISTA VIEJA SUBDIVISIO N UNIT ONECONT .1747 AC	14 33 38
100	1009 0634 6008 9405 01	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 21 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1649 AC	14 33 39
101	1009 0634 7709 3405 07	ORTIZ RAUL JR & FR ANCINE	6805 OL D MESA DR NW	ALB UQU ERQ UE	NM	87120	R	A1A	LT 27 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1446 AC	14 33 40
102	1009 0634 9209 4404 19	LUJANO RAMON R & NANCY C	6808 OL D MESA DR NW	ALB UQU ERQ UE	NM	87120	R	A1A	LT 42 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1446 AC	14 33 41
103	1009 0635 0209 4404 04	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 47 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1446 AC	14 33 42
104	1009 0635 1809 8403 11	MORAN ELLEN MARI E	6812 VIS TA DEL S OL DR N W	ALB UQU ERQ UE	NM	87120	R	A1A	LT 63 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1469 AC	14 33 43
105	1009 0634 6609 6405 21	FRAZIER SEAN R & B EVERLIE C	6812 LAV A ROCK DR NW	ALB UQU ERQ UE	NM	87120	R	A1A	LT 20 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .2337 AC	14 33 44
106	1009 0634 7709 9405 08	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 28 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1446 AC	14 33 45
1	1009	KB HOME NM INC AT	6330 RIV	ALB	NM	87120	V	A1A	LT 41 PLAT OF VISTA VIEJA SUBDIVISION	14

107	0634 9210 0404 18	T LAND DEPARTMEN T	ERSIDE PLAZA L N NW SU ITE 200	UQU ERQ UE					UNIT ONECONT .1205 AC	33 46
108	1009 0635 0210 0404 05	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	R	A1A	LT 48 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1205 AC	14 33 47
109	1009 0634 5109 7406 03	GRAJEDA CARLOS & VIVIAN L	8335 HA WK EYE RD NW	ALB UQU ERQ UE	NM	87120	R	A1A	LT 8 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1652 AC	14 33 48
110	1009 0634 4510 1406 02	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 7 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1500 AC	14 33 49
111	1009 0635 1810 4403 12	GOLDBERG IRA	6816 VIS TA DEL S OL DR N W	ALB UQU ERQ UE	NM	87120	R	A1A	LT 62 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1469 AC	14 33 50
112	1009 0634 3910 3406 01	KB HOME NEW MEXI CO INC ATT LAND DE PARTMENT	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 6 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1780 AC	14 33 51
113	1009 0634 6610 5405 20	HALFACRE ROBERT A & DAWN	6816 LAV A ROCK DR NW	ALB UQU ERQ UE	NM	87120	R	A1A	LT 19 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1446 AC	14 33 52
114	1009 0634 7710 5405 09	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	R	A1A	LT 29 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1205 AC	14 33 53
115	1009 0634 9210 6404 17	ALVARADO RAMON A & URANIA E	6818 OL D MESA DR NW	ALB UQU ERQ UE	NM	87120	R	A1A	LT 40 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1205 AC	14 33 54
116	1009 0635 0210 6404 06	PORTILLOS JEREMY & CEOLA	6819 VIS TA DEL S OL DR N W	ALB UQU ERQ UE	NM	87120	V	A1A	LT 49 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1205 AC	14 33 55
117	1009 0634 5110 7406 04	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 9 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1877 AC	14 33 56
118	1009 0634 4011 0406 13	ARAGON IDETTE & D ANIEL	6820 TIE RRA VIE JA ST N W	ALB UQU ERQ UE	NM	87120	R	A1A	LT 5 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1240 AC	14 33 57
119	1009 0634 6611 0405 19	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 18 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1205 AC	14 33 58
120	1009 0634 7711	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L	ALB UQU ERQ	NM	87120	V	A1A	LT 30 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT 1205 AC	14 33 59

	0405 10		N NW SU ITE 200	UE						
121	1009 0634 9211 1404 16	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 39 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1205 AC	14 33 60
122	1009 0635 0211 1404 07	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	R	A1A	LT 50 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT 1205 AC	14 33 61
123	1009 0635 1811 0403 13	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	R	A1A	LT 61 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1469 AC	14 33 62
124	1009 0634 5111 3406 05	SOTO GUSTAVO JR	6823 LAV A ROCK DR NW	ALB UQU ERQ UE	NM	87120	R	A1A	LT 10 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1231 AC	14 33 63
125	1009 0634 4011 5406 12	KB HOME NM INC AT T LAND DEPARTMEN T	6330 RIV ERSIDE PLAZA L N NW SU ITE 200	ALB UQU ERQ UE	NM	87120	V	A1A	LT 4 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1240 AC	14 33 64
126	10090634661 1540518	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVE RSIDE PLA ZA LN NW SUITE 200	ALB UQU ERQ UE	N M	87120	\	A1A	LT 17 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1205 AC	14 33 65
127	10090634771 1540511	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVE RSIDE PLA ZA LN NW SUITE 200	ALB UQU ERQ UE	N M	87120	\	A1A	LT 31 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1205 AC	14 33 66
128	10090634921 1640415	CHAVEZ ANDREW J & CLARA L	6824 OLD MESA DR NW	ALB UQU ERQ UE	N M	87120	F	A1A	LT 38 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1205 AC	14 33 67
129	10090634661 2040517	KB HOME NM ATT LAN D DEPARTMENT	6330 RIVE RSIDE PLA ZA LN NW SUITE 200	ALB UQU ERQ UE	N M	87120	\	A1A	LT 16 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1205 AC	14 33 68
130	10090634771 2040512	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVE RSIDE PLA ZA LN NW SUITE 200	ALB UQU ERQ UE	N M	87120	\	A1A	LT 32 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1205 AC	14 33 69
131	10090634921 2140414	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVE RSIDE PLA ZA LN NW SUITE 200	ALB UQU ERQ UE	N M	87120	\	A1A	LT 37 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1205 AC	14 33 70
132	10090635021 2140409	CORRALES ALEJANDR O & BURTON-CORRALES WENDY	6831 VISTA DEL SOL DR NW	ALB UQU ERQ UE	N M	87114	F	A1A	LT 52 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1211 AC	14 33 37

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133	10090635181 2240315	BOYLES LEMUEL M & ANGES	6828 VISTA DEL SOL DR NW	ALB UQU ERQ UE	NM	87120	F	A1A	LT 59 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1390 AC	1433772
134	10090634401 2540610	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALB UQU ERQ UE	NM	87120	\	A1A	LT 2 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1240 AC	1433373
135	10090634511 2440607	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALB UQU ERQ UE	NM	87120	\	A1A	LT 12 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1477 AC	1433374
136	10090634661 2540516	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALB UQU ERQ UE	NM	87120	\	A1A	LT 15 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1205 AC	1433375
137	10090634771 2540513	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALB UQU ERQ UE	NM	87120	\	A1A	LT 33 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1205 AC	1433376
138	10090634921 2640413	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALB UQU ERQ UE	NM	87120	\	A1A	LT 36 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1205 AC	1433377
139	10090635021 2640410	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALB UQU ERQ UE	NM	87120	\	A1A	LT 53 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1252 AC	1433378
140	10090635191 2840316	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALB UQU ERQ UE	NM	87120	\	A1A	LT 58 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1317 AC	1433379
141	10090634411 3040609	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALB UQU ERQ UE	NM	87120	\	A1A	LT 1 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1333 AC	1433380
142	10090634511 3040608	KB HOME NEW MEXICO INC	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALB UQU ERQ UE	NM	87120	\	A1A	LT 13 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1323 AC	1433381
143	10090634661 3040515	KB HOME NM INC ATT LAND DEPARTMENT	6330 RIVERSIDE PLAZA LN NW SUITE 200	ALB UQU ERQ UE	NM	87120	\	A1A	LT 14 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1326 AC	1433382
144	10090634771	KB HOME NM INC ATT	6330 RIVE	ALB	N	8	\	A1A	LT 34 PLAT OF VISTA	1

	3040514	LAND DEPARTMENT	RSIDE PLA ZA LN NW SUITE 200	UQU ERQ UE	M	7 1 2 0			VIEJA SUBDIVISION UNIT ONECONT .1296 AC	4 3 3 8 3
145	10090635211 4540319	KB HOME NM INC NM D EPARTMENT	6330 RIVE RSIDE PLA ZA LN NW SUITE 200	ALB UQU ERQ UE	N M	8 7 1 2 0	\	A1A	LT 55 PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .1435 AC	1 4 3 3 8 4
146	10090635231 1840320	KB HOME NM INC LAND DEPARTMENT	6330 RIVE RSIDE PLA ZA LN NW SUITE 200	ALB UQU ERQ UE	N M	8 7 1 2 0	\	A1A	TR C PLAT OF VISTA VIEJA SUBDIVISION UNIT ONECONT .4387 AC	1 4 3 3 8 5

OR CURRENT RESIDENT
100906344001541010
QUANSAH STEPHEN A & VONTELLA M
8300 MESA TOP RD NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906337410043506
SALLS BROTHERS CONSTRUCTION INC
8019 MARIGOLD DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906343208940720
SOTELO RENEE & RYAN
8336 HAWK EYE RD NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906350211640408
VERDON JANE M
6827 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906344504740811
WINEBRENNER ROBERT L & REBECCA A
8312 WILD DUNES AVE NW
ALBUQUERQUE, NM 87120

Project# 1003470
BRETT LOPEZ
Taylor Ranch NA
4815 NORTHERN TRAIL NW
ALBUQUERQUE, NM 87120

Project# 1003470
BILL WRIGHT
Volcano Cliffs Property Owners Assoc
4112 BLUE RIDGE PL NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
100906344308340718
ROMERO ANTHONY R & EVETTE B
8328 HAWK EYE RD NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906350107041023
SANCHEZ FRED & REBECCA
6719 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906345111340605
SOTO GUSTAVO JR
6823 LAVA ROCK DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906341608541107
VISTA VIEJA INVESTMENTS LLC
6300 CARMEL DR NE SUITE 401
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
100906344907840717
ZAMBRANO MARIA & JEROME
8324 HAWK EYE RD NW
ALBUQUERQUE, NM 87120

Project# 1003470
RENE HORVATH\
Taylor Ranch NA
5515 PALOMINO DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906343808640719
ROSAS NANETTE
8332 HAWK EYE RD NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906343703940805
SANDOVAL VERONICA
8309 MESA TOP RD NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906345603240808
UMSTEAD CHRISTOPHER C & NICOLETTE V GARCIA-UMSTEAD
8300 WILD DUNES AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906342503041007
WHITE BARBARA A
8312 MESA TOP RD NW
ALBUQUERQUE, NM 87120

Project# 1003470
KRISTINE SUSCO
Wilson & Company
4900 LANG AVE NE
ALBUQUERQUE, NM 87109

Project# 1003470
DAVE HEIL
Volcano Cliffs Property Owners Assoc
160 ITASCA RD
RIO RANCHO, NM 87124

OR CURRENT RESIDENT
100906349210640417
ALVARADO RAMON A & URANIA E
6818 OLD MESA DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906351812240315
BOYLES LEMUEL M & ANGES
6828 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906343204440804
CHAVEZ ERNEST J & RUBY A
8315 MESA TOP RD NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906346609640521
FRAZIER SEAN R & BEVERLIE C
6812 LAVA ROCK DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906350208240402
GRANBERRY GARY & MICHELLE
6801 VISTA DEL SOL NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906346610540520
HALFACRE ROBERT A & DAWN
6816 LAVA ROCK DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906351809240310
LAURENZANA MIGUEL A & MERARI
A
6808 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906347808640506
LOPEZ JOHN & PAMELA
6801 OLD MESA DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906347803441016
MONTECITO ESTATES COMMUNITY
ASSOC INC C/O CANYON GATE REAL
ESTATE SERVICE
PO BOX 93488
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
100906347709340507
ORTIZ RAUL JR & FRANCINE
6805 OLD MESA DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906344011040613
ARAGON IDETTE & DANIEL
6820 TIERRA VIEJA ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906350106441022
CASAUS MARK A & MARY C
6715 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906350208840403
CORDERO PAUL
6805 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906351810440312
GOLDBERG IRA
6816 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906343401941009
GROBECKER LARRY & J RENE
8304 MESA TOP RD NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906343002341008
HOWELL MARTHA COLLINGS &
WILLARD A
8308 MESA TOP RD NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906351805740303
LOBATO AARON & MELISSA
6704 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906342708040701
LUJAN MARGARET L TRUSTEE
LUJAN RVT
8339 WILD DUNES NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906351809840311
MORAN ELLEN MARIE
6812 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906351808240308
PARSONS BETTY JEAN B
6800 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906349208240401
BAZAN DANIEL M & ELENA G
MARTINEZ
6800 OLD MESA DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906349211640415
CHAVEZ ANDREW J & CLARA L
6824 OLD MESA DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906350212140409
CORRALES ALEJANDRO & BURTON-
CORRALES WENDY
6831 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906345109740603
GRAJEDA CARLOS & VIVIAN L
8335 HAWK EYE RD NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906351811540314
GUTIERREZ CARLOS & JEANETTE
6824 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

Project# 1003470
100906344602840807
KB HOME NEW MEXICO INC
6330 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906347308040504
LOPEZ CHRISTINE D
8319 HAWK EYE RD NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906349209440419
LUJANO RAMON R & NANCY C
6808 OLD MESA DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906349105741027
ORTEGA JAMES & NICOLE
8301 HAWK EYE RD NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100906350210640406
PORTILLOS JEREMY & CEOLA
6819 VISTA DEL SOL DR NW
ALBUQUERQUE, NM 87120

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

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

August 5, 2008

Kristine Susco
Wilson and Company
4900 Lang Avenue NE/87109
PHONE: 505-348-4191/**FAX:** 505-348-4072

Dear Kristine:

Thank you for your inquiry of August 5, 2008 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 **VISTA VIEJA SUBDIVISION - UNIT ONE, LOCATED ON VISTA DEL SOL DRIVE NW BETWEEN VISTA ANTIGUA DRIVE NW AND GO WEST ROAD NW** zone map **D-9**

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

TAYLOR RANCH N.A. (TRN) "R"
Brett Lopez, 4815 Northern Trail NW/87120 836-7831 (h)
Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h)

VOLCANO CLIFFS PROPERTY OWNERS ASSOC. (VCC)
Dave Heil, 160 Itasca Rd., Rio Rancho, NM/87124 228-7189 (c)
Bill Wright, 4112 Blue Ridge Pl. NE/87111-4167 872-0523 (w)

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 I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(07/23/07)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:

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

Information from the Office of Neighborhood Coordination

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

[redacted] -OR-

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

[redacted]

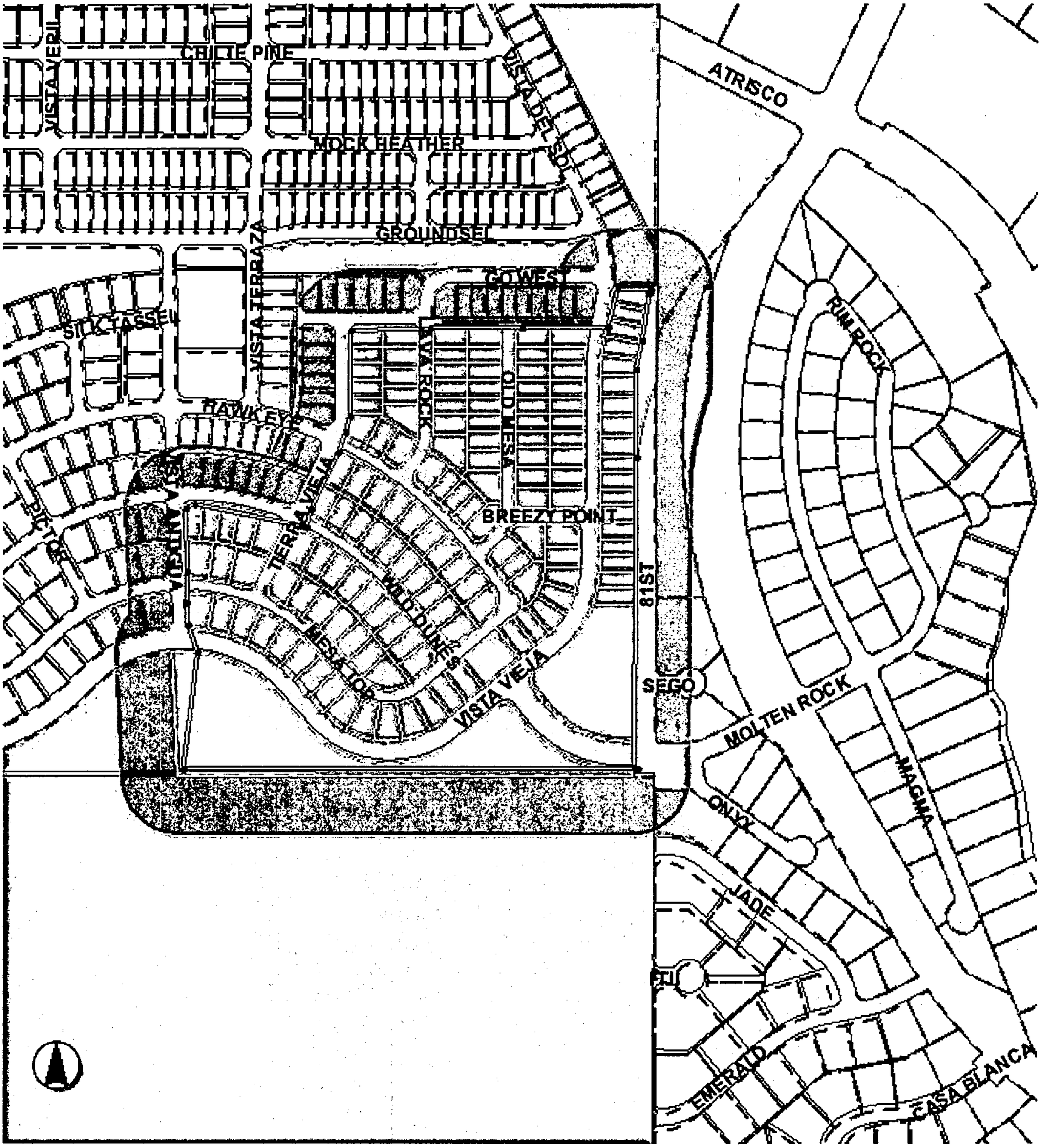
Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

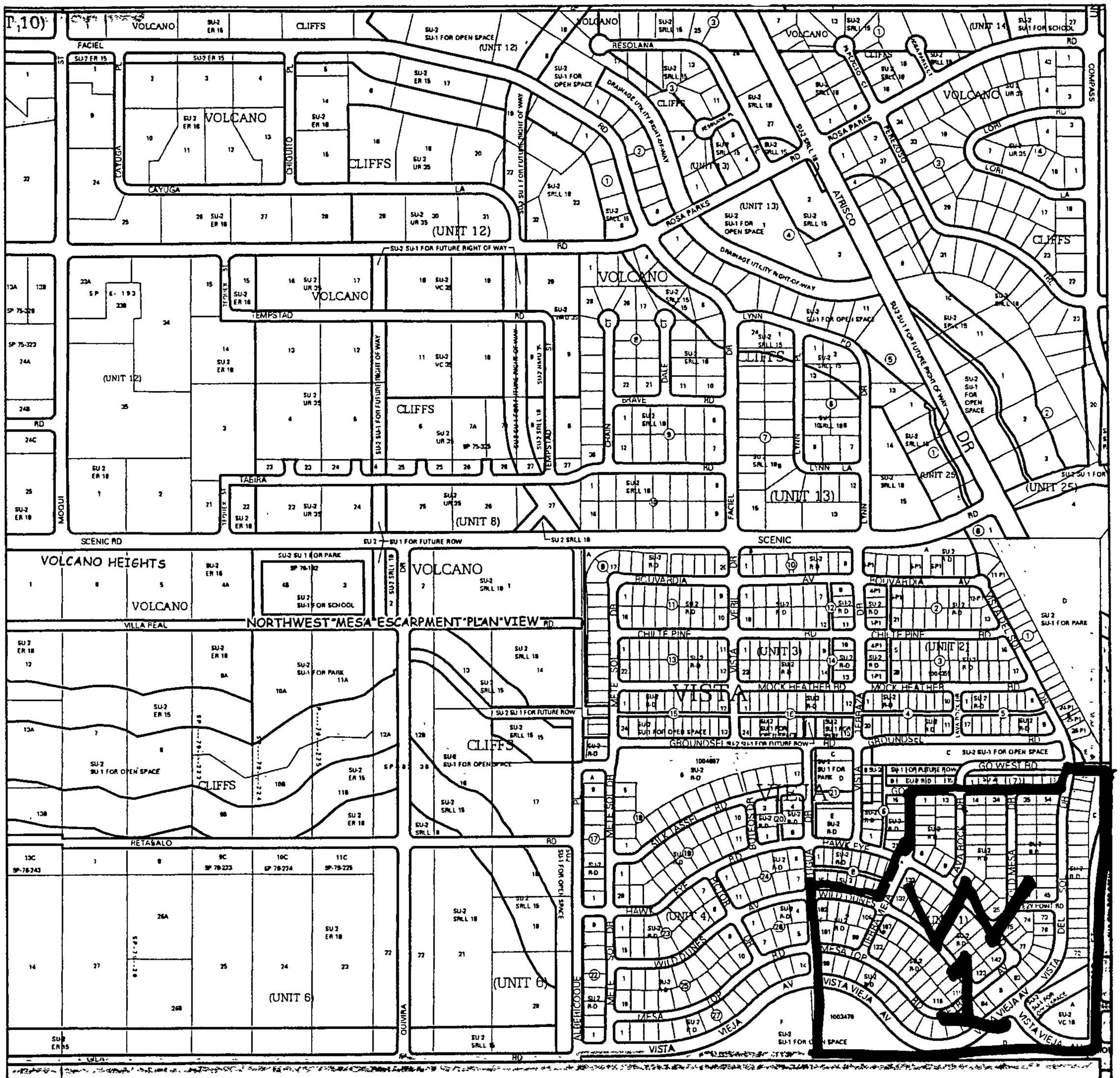
Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at <u>swinklepleck@cabq.gov</u>.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **<u>08/05/08</u>** Time Entered: **<u>9:55 a.m.</u>** ONC Rep. Initials: **<u>SW</u>**


CHILTE PINE
VISTA VERDE
MOCK HEATHER
GROUNDSEL
VISTA TERRAZA
GOWEST
STICKTASSEL
HAWKEYE
LAVA ROCK
OLD MESA
BREEZY POINT
PICTOR
VEGA
TERRA VISTA
MESA TOP
MILO DUNES
VISTA VEJA
81ST
ATRISCO
RIM ROCK
SEGO
MOLTEN ROCK
MAGMA
ONYX
JADE
EMERALD
CASA BLANCA

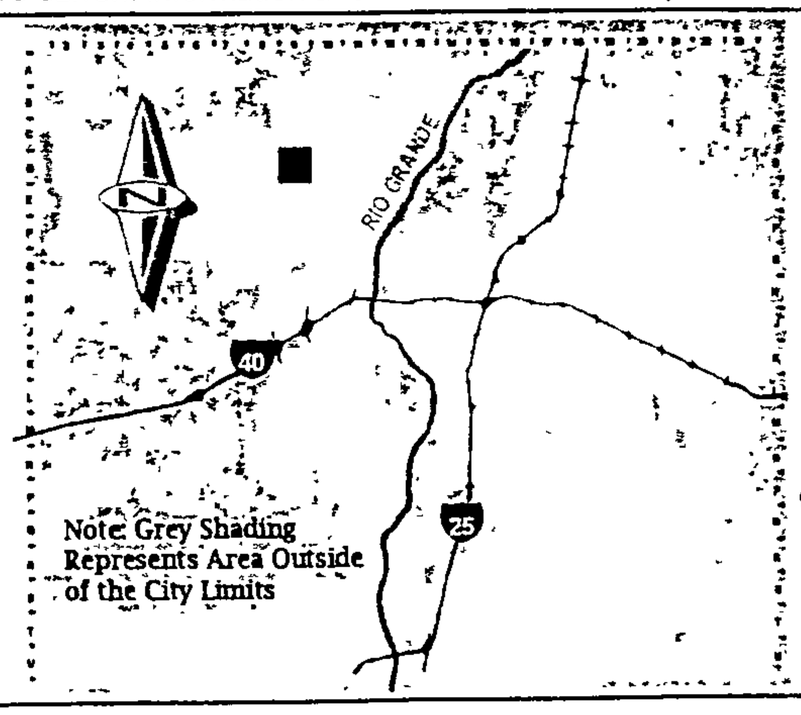


NORTHWEST MESA ESCARPMENT PLAN CONSERVATION

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

Albuquerque Geographic Information System

Map amended through: 5/17/2007



Zone Atlas Page:

D-09-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

WILSON
&COMPANY

4900 Lang Ave. NE
Albuquerque, NM 87109
505-348-4000
505-348-1072 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

8/5/2008

Jack Cloud, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: ***VISTA VIEJA SUBDIVISION, Unit I***
DRB # 1003470 CPN# 763381
WCI File: X3218078

Dear Jack:

Wilson & Company, Inc., acting as agents for KB HOME NEW MEXICO, INC., requests approval for a Two Year Extension of the Subdivision Improvements Agreement, dated September 2005. When executed the construction completion deadline of two years was adequate. However, an extension is needed to complete this project.

If you have any questions or comments, please do not hesitate to contact me at (505) 348-4191. Thank you for your time.

WILSON & COMPANY

Kristine Susco
Project Manager

Email: kisusco@wilsonco.com

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 3, 2008

1. **Project# 1003470**
08DRB-70353 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

WILSON & COMPANY agent(s) for KB HOMES NM INC request(s) the referenced/ above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit 1** zoned SU-2/ R-D, located on VISTA DEL SOL DR NW BETWEEN VISTA ATIGUA RD NW AND GO WEST RD NW containing approximately 40.18 acre(s). (D-9)

At the September 3, 2008 Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by September 18, 2008 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

Jack Cloud , AICP, DRB Chair

Cc: Kristine Susco – Wilson & Company – 4900 Lang Avenue NE – Albuquerque, NM 87109
Cc: KB Home NM, Inc. – 6330 Riverside Plaza Lane, Ste 200 – Albuquerque, NM 87120
Christine Lopez – 8319 Hawk Eye NW – Albuquerque, NM 87120
Deena Gutowski – 8315 Hawk Eye NW – Albuquerque, NM 87120
Andrew Chava – 6824 Old Mesa – Albuquerque, NM 87120
Alex Corrales – 6831 Vista Del Sol NW – Albuquerque, NM 87120
Marilyn Maldonado
File

DEVELOPMENT REVIEW BOARD
Action Sheet

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

September 3, 2008
MEMBERS:

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

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, 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# 1003004**
08DRB-70359 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

HOMESITE FIVE LTD request(s) the referenced/ above action(s) for all or a portion **STINSON PARK SUBDIVISION** zoned R-D/ R-LT, located on the south side of TOWER RD SW BETWEEN UNSER BLVD SW AND STINSON ST SW containing approximately 14.87 acre(s). (L-10) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

2. **Project# 1003991**
08DRB-70358 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

VUELO LLC request(s) the referenced/ above action(s) for all or a portion of **SAGE RANCH SUBDIVISION** zoned R-LT, located on the east side of 98TH ST SW BETWEEN SAGE RD SW AND BENAVIDES RD NW containing approximately 3.74 acre(s). (M-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

3. **Project# 1003470**
08DRB-70353 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

WILSON & COMPANY agent(s) for KB HOMES NM INC request(s) the referenced/ above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit 1** zoned SU-2/ R-D, located on VISTA DEL SOL DR NW BETWEEN VISTA ATIGUA RD NW AND GO WEST RD NW containing approximately 40.18 acre(s). (D-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

4.	**Project# 1004355** 08DRB-70355 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)	WILSON & COMPANY agent(s) for KB HOMES NM INC request(s) the referenced/ above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit 2** zoned SU-2/ R-D, located on VISTA DEL SOL DR NW BETWEEN GO WEST RD NW AND SCENIC RD NW containing approximately 40.86 acre(s). (D-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**
5.	**Project# 1004607** 08DRB-70356 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)	WILSON & COMPANY agent(s) for KB HOME NM, INC request(s) the referenced/ above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit 3,** zoned SU-2/ R-D, located on the westi side of VISTA TERRAZA DR NW BETWEEN SCENIC RD NW AND GROUNDSEL RD NW (D-9); and, **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**
	08DRB-70357 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)	WILSON & COMPANY agent(s) for KB HOMES NM INC request(s) the referenced/ above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit 4,** zoned SU-2/ R-D, located on the west side of VISTA ANTIGUA DR NW BETWEEN GROUNDSEL RD NW AND VISTA VIEJA AVE NW containing approximately 77.86 acre(s). (D-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**
6.	**Project# 1005182** 08DRB-70354 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)	WILSON & COMPANY agent(s) for LA CUENTISIA II SALES, LLC request(s) the referenced/ above action(s) for all or a portion of **LA CUENTISTA SUBDIVISION Unit II,** zoned SU-2 SRSL 26, located on the south side of ROSA PARKS RD NW BETWEEN ALOE RD NW AND KIMMICK RD NW containing approximately 35.4714 acre(s). (C-10 & C-11) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**
7.	**Project# 1006516** 07DRB-70030 BULK LAND VARIANCE 07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL 07DRB-70032 MINOR - TEMP DEFR SWDK CONST 07DRB-70033 SIDEWALK WAIVER 07DRB-70034 VACATION OF PUBLIC EASEMENT 07DRB-70085 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL,** zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) *[Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07, 1/30/08, 3/5/08, 4/9/08, 5/14/08, 5/28/08, 6/4/08, 6/11/08, 6/25/08, 7/16/08, 8/6/08 & 8/20/08]* **DEFERRED TO 9/24/08 AT THE AGENT'S REQUEST.**

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003470 **AGENDA ITEM NO: 3**

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

PO Box 1293

Albuquerque

NM 87103-

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

RESOLUTION:

APPROVED X 2-YR; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: September 3, 2008

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003470 **AGENDA#** 3, 4, +5 **DATE:** 9/3/08

1. **Name:** Christine Lopez **Address:** 8319 Hawk Eye NW **Zip:** 87120
2. **Name:** Deena Gutowski **Address:** 8315 Hawk Eye Rd NW **Zip:** 87120
3. **Name:** Andrew Chavez **Address:** 6824 Old Mesa **Zip:** 87120
4. **Name:** Alex Corrales **Address:** 6831 Vista del Sol NW **Zip:** 87120
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____
15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 3, 2008

Project# 1003470
08DRB-70353 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

WILSON & COMPANY agent(s) for KB HOMES NM INC request(s) the referenced/ above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit 1** zoned SU-2/ R-D, located on VISTA DEL SOL DR NW BETWEEN VISTA ATIGUA RD NW AND GO WEST RD NW containing approximately 40.18 acre(s). (D-9)

AMAFCA Vista Vieja Subdivision, Unit 1, Unser/Scenic, (D-9) No objection to requested action. One factor in the delay of completion of some infrastructure components is construction of the Boca Negra Dam. This facility is required for the drainage outfalls, but approval from the Office of the State Engineer has not been obtained.
COG MRCOG have no comment on this development proposal.
TRANSIT No comments provided
ZONING ENFORCEMENT No comment.
NEIGHBORHOOD COORDINATION Letters sent to: **Taylor Ranch NA (R)** **Volcano Cliff POA**
APS No comments provided
POLICE DEPARTMENT No comments provided
FIRE DEPARTMENT No comments provided
PNM ELECTRIC & GAS No comments provided
COMCAST No comments provided
QWEST No comments provided
ENVIRONMENTAL HEALTH No comments provided
M.R.G.C.D No comment.
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER

TRANSPORTATION DEVELOPMENT No adverse comments.
PARKS AND RECREATION No objection.
ABCWUA No objection to Extension request.
PLANNING DEPARTMENT Refer to comments from affected agencies (e.g. Transportation Development, ABCWUA, Hydrology/ City Engineer) regarding proposed extension.

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

Cc: Kristine Susco – Wilson & Company – 4900 Lang Ave NE – Albuquerque, NM 87109
(Fax 348-4072)
Cc: KB Home NM, Inc. – 6330 Riverside Plaza Lane Ste 200 – Albuquerque, NM 87120

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

ZONING ENFORCEMENT
Plaza del Sol Building, Suite 720
600 2nd Street NW
Albuquerque, New Mexico 87102

Telephone (505) 924-3850 • Telecopies (505) 924-3847

June 22, 2004

William Allen
Mel Famie LLC
Post Office Box 2758
Corrales, New Mexico 87048

Re: 9999 Scenic Road NW (address subject to change), map D-9

Dear Mr. Allen:

This letter will certify that according to the map on file in this office on this date the referenced property, legally described as Tracts 1A, 2A, and 2B, Kassuba-Montbel Addition, Albuquerque, Bernalillo County, New Mexico is zoned R-D Residential and Related Uses, Developing Area. This determination is based upon section 14-16-4-9(C), as referenced in your correspondence.

The parcels are located within the Northwest Mesa Escarpment Sector Development Plan. Because no zoning categories are established pursuant to adoption of this sector development plan, section 14-16-2-14(B) does not apply. However, section 14-16-2-14(C) provides that with a site development plan and landscaping plan approved by the Planning Director, uses of the R-T zone are allowed.

If you have any questions regarding this matter, please feel free to call me at 924-3823.

Sincerely,

Jack Basye
Zoning Enforcement Supervisor

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

1003470

December-17-2007

Ms. Sheran Matson, AICP
Development Review Board Chair
City of Albuquerque

This letter is to confirm our understanding that for residential lots within Vista Vieja Subdivision with vehicle access only to the rear yard from an alley, a ten-foot front setback and five-foot rear setback are acceptable and in compliance with the Volcano Heights Sector Development Plan.

With the exceptions described on page LU-14 -15 of the Sector Plan, Vista Vieja Subdivision, Units 1-4 are exempt from the Volcano Heights Sector Development Plan leaving them subject to setbacks described in the R-T section of the Albuquerque Zoning Code (14-16-2-9). These include a ten-foot minimum front setback and 15-foot rear yard setback. From our conversations earlier this month, it is KB Home's understanding that compliance with the setbacks described in the Volcano Heights Sector Development Plan for Suburban Residential Small Lots- less than 11,000 square feet: a 5-foot minimum and 15-foot maximum street-facing setback, and an interior rear-yard setback of 5-foot minimum from alley right-of-way (per Section 4-2, page UD-3) is acceptable to the City of Albuquerque Planning Department.

The final plat for Vista Vieja Unit 1 was approved October 5, 2005 (05DRB-01493), Unit 2 final plat was approved September 20, 2006 (06DRB-01340), and the final plat for Units 3 & 4 was approved October 11, 2006 (06DRB-01427).

Your signature below acknowledges agreement with the above statements.

Gary Jenkins
Vice President Land & Operations
KB Home New Mexico Inc.

Sheran Matson, AICP
Development Review Board Chair
City of Albuquerque
01/23/07

KB HOME NEW MEXICO, INC | 6330 RIVERSIDE PLAZA LANE NW | SUITE 200 | ALBUQUERQUE, NEW MEXICO 87120
TEL 505 353 5300 FAX 505 897 4479 | KBHOME.COM

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

SITE DEVELOPMENT PLAN
- ____ for Subdivision — **P**
- ____ 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

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): KRISTINE SUSCO - WILSON & COMPANY PHONE: (505)348-4191

ADDRESS: 4900 LANG AVE NE FAX (505)348-4072

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: KISUSCO@WILSONCO.COM

APPLICANT: KB HOME NEW MEXICO, INC PHONE: (505)508-0153

ADDRESS: 601 MENAUL BLVD, STE #4507 FAX: (505)508-0180

CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: AAXIARRILLO@KBHOME.COM

Proprietary interest in site: DEVELOPER List all owners:

DESCRIPTION OF REQUEST: TWO YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENTS

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

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

Lot or Tract No. Block: Unit: UNIT ONE

Subdiv/Addn/TBKA: VISTA VIEJA SUBDIVISION

Existing Zoning: RD Proposed zoning: MRGCD Map No.

Zone Atlas page(s): D-9 UPC Code: 100906345110740 64

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB #1003470 08 DRB 70353

CASE INFORMATION:

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

No. of existing lots: 142 No. of proposed lots: - Total area of site (acres): 40.18Ac±

LOCATION OF PROPERTY BY STREETS: On or Near: VISTA DEL SOL DR NW

Between: VISTA ANTIGUA RD NW and GO WEST RD NW

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

SIGNATURE Kristine Susco DATE 8-13-10

(Print) KRISTINE SUSCO Applicant: ☐ Agent: ☒

Form revised 4/07

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
10DRB - ____ - 70228	SIA	____	$ 50.00
____ - ____ - ____	____	____	$ 75.00
____ - ____ - ____	____	____	$ 20.00
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total
			$ 145.00

Hearing date Sept 8, 2010

8-13-10
Planner signature / date

Project # 1003470

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from August 24, 2010 To September 8, 2010

5. REMOVAL

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

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

[signature] (Applicant or Agent) 8-13-10 (Date)

I issued 2 signs for this application, 08/13/10 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1003470

Rev. 1/11/05

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

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ Proposed Infrastructure List
__ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed plat
__ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (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.

Kristine Susco 8-13-10
KRISTINE SUSCO
Applicant name (print)

Applicant signature / date

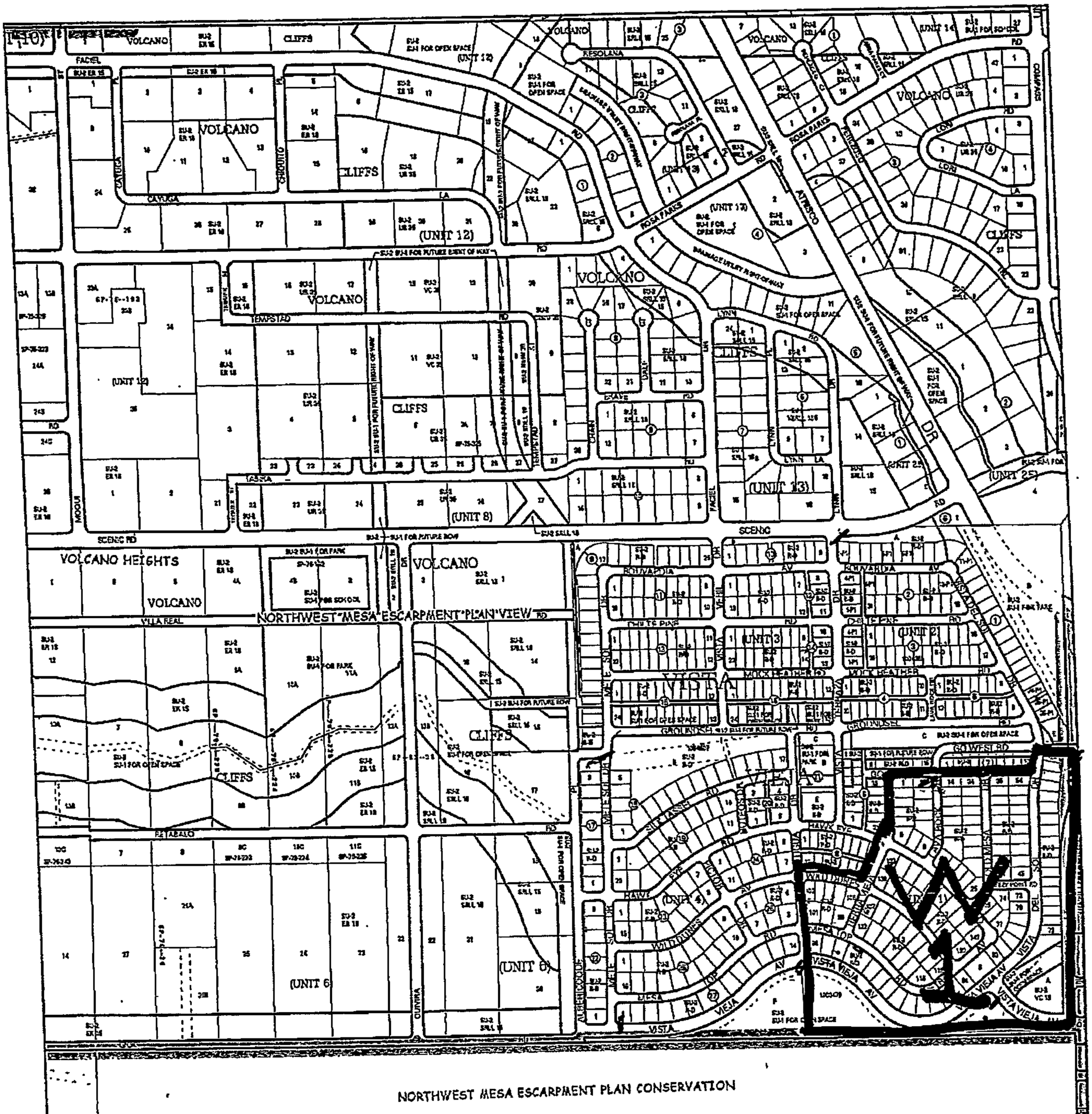
Form revised **October 2007**

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

Application case numbers
10DRB - 70224
- -
- -

K Mynar 8-13-10
Planner signature / date

Project # 1003470

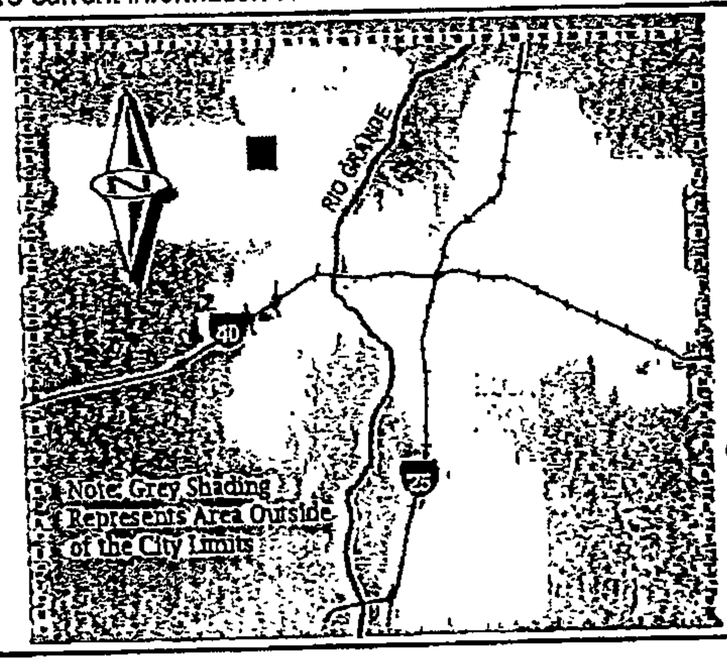


NORTHWEST MESA ESCARPMENT PLAN CONSERVATION

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

Albuquerque Geographic Information System

Map amended through: 5/17/2007



Zone Atlas Page:

D-09-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

WILSON &COMPANY

4900 Lang Ave. NE
Albuquerque, NM 87109
505-348-4000
505-348-1072 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

8/12/2010

Jack Cloud, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: ***VISTA VIEJA SUBDIVISION, Unit I***
DRB # 1003470 CPN# 763381
WCI File: X3218078

Dear Jack:

Wilson & Company, Inc., acting as agents for KB HOME NEW MEXICO, INC., requests approval for a Two Year Extension of the Subdivision Improvements Agreement, originally dated September 2005, extended September 30, 2008 and administratively, with a Financial Guaranty reduction again on September 18, 2009. The approaching deadline dictates a further extension, although 99% of all requirements have been completed and it is our intention to complete the last requirement in September.

If you have any questions or comments, please do not hesitate to contact me at (505) 348-4191.
Thank you for your time.

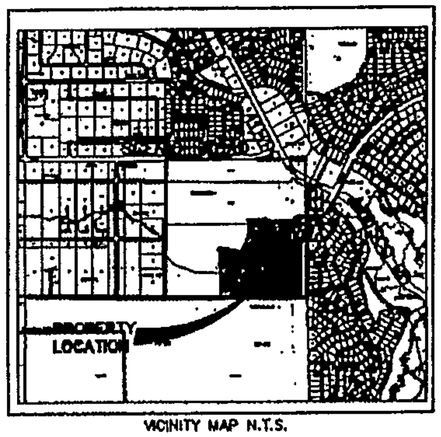
WILSON & COMPANY

Kristine Susco
Project Manager

Email: kisusco@wilsonco.com

PLAT OF
VISTA VIEJA SUBDIVISION
UNIT ONE

VISTA VIEJA SUBDIVISION
WITHIN SECTION 21, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2005



VICINITY MAP N.T.S.

SUBDIVISION DATA:

D.R.B. CASE NUMBER 01DRB-01523

D.R.B. PROJECT NUMBER 1003470

ZONE ATLAS INDEX NO. D - 9 - Z

TOTAL NO. OF LOTS EXISTING: ONE TRACT

TOTAL NO. OF LOTS CREATED: 142 LOTS & 4 PARCELS

GROSS SUBDIVISION ACREAGE: 40.1797 ACRES

TOTAL MILES OF STREETS CREATED: 1.68 MILES

TALOS LOG NO. 2005152716

DATE OF SURVEY: MAY 2004

LEGAL DESCRIPTION:

Tract numbered One of BULK LAND PLAT OF VISTA VIEJA SUBDIVISION, within Section 21, Township 11 North, Range 2 East, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 21, 2005, in Plat Book 2005C, Folio 122.

FLOOD NOTE:

~~Portions of this property are within a 100 Year Flood Plain as shown on the National Flood Insurance Program's "Flood Insurance Rate Map". Any Development of this property must conform to the Bernalillo County Flood Damage Prevention Ordinance. The property may be subject to the Flood Insurance Requirements of the Federal Emergency Management Agency (FEMA). Flood Insurance is likely to be required for Development of these properties." Said portions are subject to pending LOMR.~~

FREE CONSENT AND DEDICATION:

The Subdivision shown hereon is with the Free Consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s); said Owner(s) and/or Proprietor(s) warrant that they hold among them Complete and Indefeasible Title in Fee Simple to the land subdivided; said Owner(s) and/or Proprietor(s) do hereby dedicate all Streets, Alleys and Public Rights-of-Way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant: All Access, Utility and Drainage Easements shown hereon including the Right to Construct, Operate, Inspect and Maintain Facilities therein; all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for Overhead and/or Buried Distribution Lines, Conduits, and Pipes for Underground and/or Overhead Utilities where shown or indicated, and including the Right of Ingress and Egress for Construction and Maintenance and the Right to trim interfering trees and shrubs; said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this Subdivision is their Free Act and Deed.

GENERAL NOTES:

1. ALBUQUERQUE CONTROL STATION "8-C10" DATA:

   3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP
   NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
   X = 361,860.63
   Y = 1,521,478.37
   ELEV. = 5380.130 (SLD 1929)
   GROUND TO GRID FACTOR = 0.9996640
   DELTA ALPHA = -00°15'59"
   NAD 1927

2. ALBUQUERQUE CONTROL STATION "ACS SC $\frac{15}{22}\frac{14}{23}$" DATA:

   2-1/2" USGLO BRASS TABLET STAMPED "T11N, R2E, S15, S14, S22, S23, 1911" RIVETED TO A 2" IRON PIPE SET IN CONC. PROJECT 1 FT. ABOVE THE GROUND
   NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
   X = 362,716.29
   Y = 1,519,036.59
   GROUND TO GRID FACTOR = 0.9996576
   DELTA ALPHA = -00°15'53"
   NAD 1927

3. FIELD SURVEY WAS PERFORMED ON MAY 2004.

4. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE). BASED ON A LINE FROM "8-C10" TO "ACS 15-23"
   BEARING = S.19°19'20"E.

5. ALL DISTANCES ARE GROUND DISTANCES.

6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD BEARINGS AND DISTANCES.

7. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

8. STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL STREET PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN THUS: ▲ .AND WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE MONUMENTATION, DO NOT DISTURB, PS#14733."

9. CORNERS IDENTIFIED AS "SET" ARE 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733" AND SHOWN AS —⊟— UNLESS OTHERWISE INDICATED.

10. ALL COMMON AREA TRACTS "A", "B", "C" AND "D" WILL BE MAINTAINED BY THE "VISTA VIEJA HOMEOWNER'S ASSOCIATION."

DISCLOSURE STATEMENT:

The purpose of this plat is to subdivide Tract 1 of VISTA VIEJA BULK SUBDIVISION PLAT, within Section 21, Township 11 North, Range 2 East, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 21, 2005, in Plat Book 2005C, Folio 122 into 142 Lots and 4 Parcels, grant easements and dedicate Rights of Way.

FLOOD NOTE: Limits of FEMA Floodplain - Until such time that the LOMR is issued by FEMA to remove the floodplain, this area and any future lots that develop in this area, flood insurance may be required by the mortgage company.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
UNIFORM PROPERTY CODE: 10030633372084481114

PROPERTY OWNER OF RECORD: VISTA VIEJA INVESTMENTS, LLC

BERNALILLO COUNTY TREASURERS OFFICE: Francine Rivera 10/6/05

Owner/Proprietor of VISTA VIEJA SUBDIVISION UNIT ONE

BY: Robert Sahd
ROBERT SAHD, MANAGING MEMBER VISTA VIEJA INVESTMENTS, LLC

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

This instrument was acknowledged before me on this 19th day of September, 2005.

BY: Robert Sahd For and on Behalf of

Notary Public: Barbara E. Rubio

My Commission Expires: February 7, 2009

OFFICIAL SEAL
Barbara E. Rubio
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 2/7/2009

APPROVALS:

CITY SURVEYOR, ALBUQUERQUE, NM	DATE 9/21/05
TRAFFIC ENGINEERING, ALBUQUERQUE, NM	DATE 10-6-05
PARKS & RECREATION, ALBUQUERQUE, NM	DATE 10/5/05
UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM	DATE 10/5/05
REAL PROPERTY DIVISION, ALBUQUERQUE, NM N/A	DATE —
A.M.A.F.C.A.	DATE 10/5/05
CITY ENGINEER, ALBUQUERQUE, NM	DATE 10/5/05
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 10/06/05

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

UTILITY COMPANY APPROVALS:

Public Utility Easements shown on this Plat are NOT EXCLUSIVE and are granted for the Common and Joint Use of the Utilities designated on this Plat, their Successors and Assigns, and for the use of any other Public Utilities whose use of said Easement is deemed to be in the Public Interest.
PNM GAS & ELECTRIC SERVICES DISCLAIMER:
In approving this Plat, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) did not conduct a Title Search of the Properties shown hereon, consequently, PNM does not waive nor release any Easement or Easement Rights which may have been granted by prior Plat, Replat, or Other Document which are not shown on this Plat.

PNM ELECTRIC SERVICES	DATE 9-27-05
PNM GAS SERVICES	DATE 9-27-05
COMCAST DIGITAL CABLE	DATE 9-27-05
RSI, LLC	DATE 9/26/05

RSI, LLC. for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services including but not limited to above ground pedestals, below ground cabinet infrastructure and enclosures.

SURVEYOR'S CERTIFICATION:

I, Christopher S. Croshaw, a duly Registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this Plat was prepared by me or under my direct supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, shows all Easements made known to me by the Owner(s), Utility Companies or other parties expressing an interest, is correct and true to the best of my belief and knowledge and that this Survey and Plat meet the Minimum Standards for Surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors effective October 1, 2000.

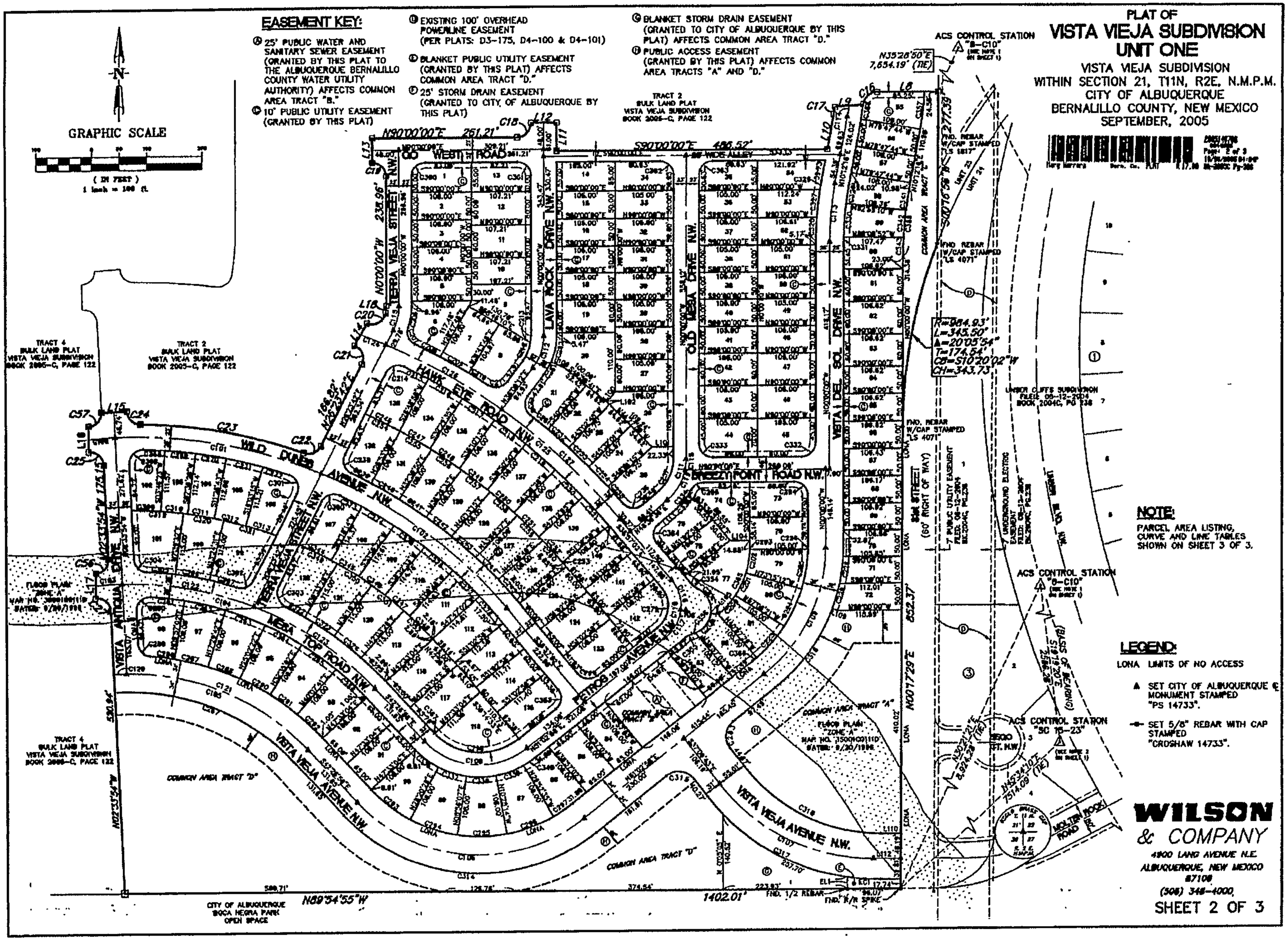
CHRISTOPHER S. CROSHAW
N.M.P.L.S. #14733

20 SEPTEMBER 2005
DATE

NEW MEXICO 14733 REGISTERED PROFESSIONAL SURVEYOR

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

WCEA PROJ. NO. X3-218-078



PLAT OF
VISTA VIEJA SUBDIVISION
UNIT ONE
VISTA VIEJA SUBDIVISION
WITHIN SECTION 21, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2005
EASEMENT KEY:
A 25' PUBLIC WATER AND SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY) AFFECTS COMMON AREA TRACT "B."
C 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
D EXISTING 100' OVERHEAD POWERLINE EASEMENT (PER PLATS: D3-175, D4-100 & D4-101)
E BLANKET PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT) AFFECTS COMMON AREA TRACT "D."
F 25' STORM DRAIN EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT)
G BLANKET STORM DRAIN EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT) AFFECTS COMMON AREA TRACT "D."
H PUBLIC ACCESS EASEMENT (GRANTED BY THIS PLAT) AFFECTS COMMON AREA TRACTS "A" AND "D."
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
N
TRACT 2
BULK LAND PLAT
VISTA VIEJA SUBDIVISION
BOOK 2005-C, PAGE 122
TRACT 4
BULK LAND PLAT
VISTA VIEJA SUBDIVISION
BOOK 2005-C, PAGE 122
ACS CONTROL STATION "B-C10"
ACS CONTROL STATION "SC 15-23"
GO WEST ROAD
TIERRA VIEJA STREET N.W.
LAVA ROCK DRIVE N.W.
OLD MESA DRIVE N.W.
VISTA DEL SOL DRIVE N.W.
HAWK EYE ROAD N.W.
WILD DUNES AVENUE N.W.
BREEZY POINT ROAD N.W.
MESA TOP ROAD N.W.
PETROS AVENUE N.W.
VISTA VIEJA AVENUE N.W.
VISTA ANTIGUA DRIVE N.W.
COMMON AREA TRACT "A"
COMMON AREA TRACT "D"
CITY OF ALBUQUERQUE BOCA NEGRA PARK OPEN SPACE
N89°54'55"W
1402.01'
N00°17'29"E
852.37'
N35°28'50"E
7,654.19' (TIE)
R=984.93'
L=345.50'
Δ=20°05'54"
T=174.54'
CB=S10°20'02"W
CH=343.73'
UNDER CLIFFS SUBDIVISION
FILED: 06-12-2004
BOOK 2004C, PG 238
NOTE:
PARCEL AREA LISTING, CURVE AND LINE TABLES SHOWN ON SHEET 3 OF 3.
LEGEND:
LONA LIMITS OF NO ACCESS
▲ SET CITY OF ALBUQUERQUE ℄ MONUMENT STAMPED "PS 14733".
SET 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733".
WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000
SHEET 2 OF 3

PLAT OF
VISTA VIEJA SUBDIVISION
UNIT ONE

VISTA VIEJA SUBDIVISION
WITHIN SECTION 21, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2005

2005148706
Page: 3 of 3
10/06/2005 04:04P
Mary Herrera Bern. Co. PLAT R 17.00 Bk-2005C Pg-325

CURVE TABLE

Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length(ft.)
C16	36.43	25.00	83°29'28"	22.31	N48°18'18"E	33.29
C17	13.79	355.00	2°07'46"	6.90	N09°36'28"E	13.78
C18	39.27	25.00	90°00'00"	25.00	N45°00'00"E	35.36
C19	39.27	25.00	90°00'00"	25.00	N45°00'00"W	35.36
C20	44.47	25.00	101°55'25"	30.83	N60°32'18"E	38.84
C21	41.54	25.00	95°12'44"	27.38	N21°12'40"W	36.93
C22	36.56	25.00	83°46'19"	22.46	N69°12'02"E	33.40
C23	302.44	895.00	19°22'45"	152.90	N79°30'34"W	301.38
C24	37.83	25.00	86°41'30"	23.50	S48°54'49"E	34.32
C25	40.90	25.00	93°37'48"	26.36	N48°04'47"W	34.51
C57	40.75	25.00	93°24'37"	26.54	N48°20'22"E	36.39
C86	38.00	25.00	87°08'13"	23.76	N48°26'42"E	34.45
C87	38.00	25.00	87°17'19"	23.84	N41°04'46"E	34.51

CURVE TABLE

Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length(ft.)
C100	48.09	887.00	3°10'48"	24.05	S86°09'24"W	48.08
C101	364.27	887.00	23°31'43"	184.82	N79°38'38"W	366.16
C102	423.30	887.00	27°20'37"	215.96	N52°26'18"W	419.11
C103	46.13	895.00	4°33'28"	24.08	S08°33'33"W	46.11
C104	514.37	606.00	48°38'48"	273.99	N64°48'18"W	499.02
C105	394.09	440.00	51°19'34"	210.73	N66°02'24"W	380.11
C106	452.32	300.00	86°24'07"	282.22	S83°41'36"E	411.12
C107	321.91	350.00	52°41'09"	172.79	S63°24'13"E	309.87
C108	203.62	135.00	86°30'07"	127.00	S89°41'52"E	185.09
C109	267.29	300.00	51°02'58"	143.25	N25°31'29"E	258.54
C110	117.81	75.00	90°00'00"	75.00	N08°07'34"E	106.07
C111	84.84	100.00	48°36'36"	45.18	N24°18'18"E	82.32
C112	63.19	100.00	36°12'12"	32.84	N18°06'36"E	62.08
C113	104.88	600.00	10°12'15"	53.57	S80°36'38"W	104.72
C114	20.37	304.00	3°57'45"	10.19	N06°43'24"E	20.37
C115	46.97	100.00	26°33'42"	23.45	N13°11'51"E	46.56
C116	58.90	75.00	45°00'00"	31.07	N16°27'02"W	57.40
C117	58.90	75.00	45°00'00"	31.07	N28°32'58"E	57.40
C118	20.02	100.00	11°28'08"	10.04	N05°44'04"E	19.98
C119	64.42	100.00	37°00'29"	33.40	N30°02'22"E	63.39
C120	23.00	440.00	2°59'44"	11.50	S87°32'08"W	23.00
C121	379.88	440.00	49°27'13"	198.78	N66°32'37"W	369.24
C122	244.18	600.00	23°19'06"	124.20	N78°33'41"W	242.32
C123	289.10	595.00	28°30'43"	139.90	N68°12'12"W	287.17
C124	49.20	1129.00	2°30'00"	24.60	N87°24'16"W	49.20
C125	538.08	1129.00	27°12'11"	273.17	N52°33'08"W	531.01
C126	242.50	1129.00	12°18'25"	121.72	N66°09'01"W	242.04
C127	283.63	1129.00	14°23'48"	147.80	N46°23'55"W	282.70

LINE TABLE

Line	Length(ft.)	Bearing
L8	106.82	S00°34'13"E
L9	51.14	N89°07'30"E
L10	63.97	N10°12'18"E
L11	31.98	S00°00'00"E
L12	40.00	N90°00'00"E
L13	40.00	N90°00'00"E
L14	40.42	N33°05'12"E
L15	40.00	N00°53'00"E
L16	40.25	N00°32'18"E
L17	40.30	N00°31'06"E
L18	12.06	N00°47'18"E
L100	23.07	S48°00'19"W
L101	38.07	N90°00'00"W
L102	8.95	N40°30'41"W
L103	24.00	S50°12'13"E
L104	38.33	N90°00'00"E
L105	14.43	N02°00'29"W
L106	28.00	S88°47'30"E
L108	18.00	N00°30'18"W
L110	38.24	S00°12'31"E
L111	38.24	S09°42'31"E
L112	40.00	S00°42'42"E
L113	42.41	N48°38'38"E

CURVE TABLE

Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length(ft.)
C200	45.94	183.00	14°08'32"	23.12	N40°38'05"E	45.79
C201	45.94	183.00	14°08'31"	23.12	N24°49'14"E	45.79
C202	45.78	183.00	14°05'34"	23.04	N09°42'01"E	45.63
C203	1.86	183.00	0°35'14"	0.93	N00°18'37"E	1.86
C204	56.82	45.00	72°20'54"	32.90	N78°10'50"W	53.12
C205	46.90	45.00	59°42'43"	25.83	N37°50'50"E	44.90
C206	40.56	123.00	18°53'21"	20.46	N00°28'48"E	40.37
C207	36.07	25.00	82°39'40"	21.98	N32°38'33"W	33.02
C208	81.22	1152.00	2°23'41"	25.61	N41°28'01"W	54.22
C209	59.44	1152.00	2°57'22"	29.72	N08°14'50"W	59.43
C210	41.95	1152.00	2°05'11"	20.98	N07°13'30"W	41.85
C211	38.25	25.00	87°39'45"	24.00	S79°39'04"W	34.63
C212	36.14	77.00	26°53'32"	18.41	S22°42'19"W	35.81
C213	12.45	77.00	9°15'40"	6.24	S04°37'50"W	12.43
C214	39.22	25.00	89°52'39"	24.95	N71°20'12"E	35.32
C215	48.99	1108.00	2°32'17"	24.50	S42°27'16"E	48.99
C216	70.98	1108.00	3°40'37"	35.50	S48°29'43"E	70.97
C217	70.98	1108.00	3°40'38"	35.50	S50°48'00"E	70.97
C218	70.98	1108.00	3°40'37"	35.50	S51°30'28"E	70.97
C219	70.98	1108.00	3°40'38"	35.50	S48°18'31"E	70.97
C220	70.98	1108.00	3°40'37"	35.50	S45°30'14"E	70.97
C221	71.26	1108.00	3°41'29"	35.64	S40°27'10"E	71.24
C222	3.02	1108.00	0°09'24"	1.51	S38°08'46"E	3.02
C223	75.83	248.00	16°58'31"	38.02	S46°23'58"W	75.28
C224	75.53	248.00	18°58'01"	38.02	S24°49'14"W	75.28
C225	76.47	248.00	18°22'36"	38.50	N08°36'30"E	76.21
C226	1.86	248.00	0°23'52"	0.93	S08°11'56"W	1.86
C227	17.14	332.00	2°57'29"	8.57	N81°26'49"E	17.14
C228	50.18	332.00	8°42'28"	25.38	N07°18'44"E	50.41
C229	48.48	332.00	8°21'40"	24.27	N19°58'56"E	48.42
C230	38.25	25.00	87°39'46"	24.00	N07°40'41"W	34.63
C231	41.61	1152.00	2°04'09"	20.80	N50°28'30"W	41.60
C232	50.00	1152.00	2°29'13"	25.01	N48°11'48"W	50.00
C233	50.00	1152.00	2°29'13"	25.01	N48°42'36"W	50.00
C234	50.01	1152.00	2°29'14"	25.01	N43°13'22"W	50.00
C235	41.80	1152.00	2°04'00"	20.90	N40°56'41"W	41.80
C236	38.92	25.00	91°28'48"	25.65	N80°39'00"W	35.81
C237	65.33	77.00	48°36'38"	34.77	S24°38'16"W	63.38
C238	39.33	25.00	90°08'17"	25.06	N18°48'27"W	35.40
C239	40.83	890.00	2°37'43"	20.42	N82°28'43"W	40.83
C240	58.69	890.00	3°46'42"	29.36	N50°13'34"W	58.68
C241	58.69	890.00	3°46'43"	29.36	N54°28'49"W	58.68
C242	58.69	890.00	3°46'42"	29.36	N51°10'08"W	58.68
C243	58.69	890.00	3°46'42"	29.36	N47°53'24"W	58.68
C244	58.69	890.00	3°46'43"	29.36	N44°06'41"W	58.68
C245	50.82	890.00	3°16'18"	25.42	N40°35'11"W	50.81
C246	69.38	998.00	3°58'59"	34.70	N03°19'32"W	69.37
C247	64.05	998.00	3°40'37"	32.04	N56°20'43"W	64.04
C248	64.05	998.00	3°40'38"	32.04	N55°40'06"W	64.04
C249	64.05	998.00	3°40'37"	32.04	N51°59'29"W	64.04
C250	64.05	998.00	3°40'38"	32.04	N48°18'51"W	64.04
C251	64.05	998.00	3°40'37"	32.04	N44°38'14"W	64.04
C252	64.00	998.00	3°40'28"	32.01	N40°57'41"W	63.99
C253	3.02	998.00	0°10'25"	1.51	N39°02'14"W	3.02
C254	70.58	998.00	4°03'08"	35.31	S83°08'27"E	70.58
C255	65.81	998.00	3°46'42"	32.92	S89°13'31"E	65.80
C256	65.82	998.00	3°46'43"	32.92	S85°26'48"E	65.80
C257	65.81	998.00	3°46'42"	32.92	S81°40'06"E	65.80
C258	65.81	998.00	3°46'42"	32.92	S47°53'24"E	65.80
C259	65.82	998.00	3°46'43"	32.92	S44°06'41"E	65.80
C260	56.99	998.00	3°16'18"	28.50	S40°36'11"E	56.98
C261	61.36	582.00	6°02'26"	30.71	S83°04'11"E	61.33
C262	76.84	582.00	7°32'40"	38.37	S78°18'30"E	76.58
C263	76.64	582.00	7°32'40"	38.37	S68°45'50"E	76.58
C264	76.64	582.00	7°32'40"	38.37	S61°11'10"E	76.58
C265	76.63	582.00	7°32'39"	38.37	S53°38'20"E	76.58
C266	75.40	582.00	7°25'23"	37.76	S46°09'37"E	75.35
C267	383.31	408.00	53°38'18"	184.83	N08°05'05"W	381.31
C268	38.00	844.00	2°34'51"	19.00	S87°33'03"E	38.00
C269	56.49	844.00	3°50'05"	28.25	S84°18'38"E	56.48
C270	56.53	844.00	3°50'15"	28.28	S80°28'24"E	56.52
C271	67.88	844.00	4°36'32"	33.96	S76°15'01"E	67.87
C272	50.88	844.00	3°27'14"	25.45	S72°13'08"E	50.87
C273	45.12	844.00	3°03'47"	22.57	S69°13'39"E	45.12
C274	68.04	844.00	4°37'08"	34.04	S63°23'12"E	68.02
C275	68.06	844.00	4°37'11"	34.06	S53°46'02"E	68.04
C276	68.07	844.00	4°37'15"	34.06	S49°08'49"E	68.06
C277	68.06	844.00	4°37'14"	34.05	S44°31'35"E	68.05
C278	48.10	844.00	3°15'56"	24.06	S40°35'00"E	48.10
C279	81.68	52.00	90°00'00"	52.00	S08°02'08"E	73.54
C280	42.10	25.00	96°28'30"	28.00	N45°40'21"E	37.30

CURVE TABLE

Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length(ft.)
C281	27.61	123.00	12°51'42"	13.86	N38°43'21"E	27.55
C282	50.00	123.00	23°17'30"	25.35	N11°38'45"E	49.66
C283	53.09	34.00	89°12'41"	33.62	S08°36'37"W	48.72
C284	39.27	25.00	90°00'00"	25.00	S45°00'00"E	35.36
C285	27.38	25.00	62°41'55"	15.23	N66°38'03"E	26.01
C286	43.72	474.00	5°17'03"	21.87	N82°41'28"W	43.70
C287	62.41	474.00	7°32'40"	31.25	N76°16'36"W	62.37
C288	62.41	474.00	7°32'40"	31.25	N68°43'58"W	62.37
C289	38.11	25.00	87°48'07"	23.63	N43°38'07"W	35.09
C290	62.41	474.00	7°32'40"	31.25	N61°11'18"W	62.37
C291	62.41	474.00	7°32'38"	31.25	N53°38'38"W	62.37
C292	61.41	474.00	7°25'23"	30.75	N46°09'37"W	61.37
C293	88.18	266.00	19°12'38"	46.01	N33°32'14"W	88.77
C294	90.09	266.00	19°24'21"	45.48	N71°21'43"W	89.66
C295	90.09	266.00	19°24'21"	45.48	S80°13'37"W	89.66
C296	90.08	266.00	19°24'21"	45.48	S60°43'39"W	89.66
C297	42.13	266.00	9°04'27"	21.11	S80°33'13"W	42.09
C298	187.90	112.00	96°08'09"	104.20	N09°09'09"W	152.58
C299	39.27	25.00	90°00'00"	25.00	N83°37'02"W	35.36
C300	38.80	25.00	88°56'45"	24.53	N71°18'04"E	35.31
C301	42.27	25.00	96°53'13"	28.30	S27°38'04"E	37.42
C302	38.06	25.00	81°42'41"	21.03	N62°18'12"W	32.71
C303	45.20	25.00	103°28'20"	36.73	S18°28'30"E	40.82
C304	36.06	25.00	84°28'48"	22.70	N44°38'18"W	33.61
C305	51.56	628.00	4°42'14"	25.79	N84°41'38"W	51.54
C306	63.02	628.00	5°44'59"	31.54	N78°27'30"W	62.99
C307	51.87	628.00	4°43'52"	25.95	N74°14'02"W	51.86
C308	40.80	25.00	93°41'26"	26.60	N14°18'49"E	36.48
C309	53.36	743.00	4°06'51"	26.69	N87°35'04"W	53.34
C310	49.00	743.00	3°46'44"	24.51	N83°38'27"W	49.00
C311	49.01	743.00	3°46'46"	24.51	N79°51'54"W	49.00
C312	58.81	743.00	4°32'06"	29.42	N75°12'22"W	58.79
C313	58.50	743.00	4°30'40"	29.26	N71°11'05"W	58.48
C314	504.28	334.00	86°30'07"	314.21	S86°11'30"E	457.71
C315	56.07	35.00	91°47'19"	36.11	N08°02'23"W	50.26
C316	179.75	332.00	31°01'14"	92.14	N38°22'21"E	177.58
C317	360.43	383.00	53°55'18"	194.81	S83°25'07"E	347.93
C318	284.83	307.00	53°09'33"	153.10	S63°12'18"E	274.61
C319	94.75	743.00	7°18'24"	47.44	S86°39'48"E	94.69
C320	74.56	743.00	5°44'58"	37.31	S78°27'30"E	74.53
C321	99.36	743.00	7°39'43"	49.75	S72°45'36"E	99.28
C322	38.84	628.00	3°32'36"	19.03	N01°35'36"W	38.84
C323	63.02	628.00	5°44'59"	31.54	N56°34'02"W	62.99
C324	63.02	628.00	5°44'59"	31.54	N50°49'03"W	62.99
C325	60.22	628.00	5°29'39"	30.13	N48°11'45"W	60.19
C326	18.12	625.00	1°39'40"	9.06	S08°27'06"W	18.12
C327	50.33	625.00	4°36'50"	25.18	S08°23'11"W	50.32
C328	44.86	625.00	4°06'46"	22.44	S01°53'23"W	44.85
C329	32.02	575.00	3°11'26"	16.01	N08°36'33"E	32.02
C330	61.84	575.00	6°09'42"	30.95	N03°55'09"E	61.81
C331	8.65	575.00	0°51'08"	4.28	N00°25'34"E	8.65
C332	39.27	25.00	90°00'00"	25.00	S45°00'00"W	35.36
C333	39.27	25.00	90°00'00"	25.00	N45°00'00"W	35.36
C334	13.91	123.00	6°28'42"	6.96	N30°32'28"E	13.90
C335	31.84	123.00	14°49'49"	16.01	N41°11'41"E	31.76
C336	52.97	158.00	19°12'36"	26.74	S52°03'14"E	52.73
C337	53.51	158.00	19°24'21"	27.02	S71°21'43"E	53.26
C338	53.51	158.00	19°24'21"	27.02	N89°13'07"E	53.26
C339	53.51	158.00	19°24'21"	27.02	N69°48'34"E	53.26
C340	25.02	158.00	9°04'27"	12.54	N55°33'12"E	25.00
C341	39.03	700.00	3°11'40"	19.52	S08°20'28"W	39.02
C342	50.23	700.00	4°06'40"	25.12	S04°37'18"W	50.21
C343	35.42	700.00	2°53'56"	17.71	S01°36'58"W	35.41
C344	64.26	743.00	4°57'19"	32.15	N62°53'38"W	64.24
C345	58.81	743.00	4°32'06"	29.42	N58°08'38"W	58.79
C346	58.81	743.00	4°32'05"	29.42	N53°37'03"W	58.79
C347	58.81	743.00	4°32'05"	29.42	N48°04'08"W	58.79
C348	56.62	743.00	4°21'59"	28.33	N44°37'55"W	56.61
C349	76.94	743.00	5°56'58"	38.50	N63°24'31"W	76.90
C350	74.56	743.00	5°44'59"	37.31	S56°34'02"E	74.53
C351	74.56	743.00	5°44'59"	37.31	S50°49'03"E	74.53
C352	71.24	743.00	5°29'39"	35.66	S48°11'45"E	71.22
C353	39.27	25.00	90°00'00"	25.00	S08°07'56"W	35.36
C354	11.09	25.00	25°24'21"	5.64	N51°38'13"E	10.99
C355	11.09	25.00	25°24'21"	5.64	N63°42'08"E	10.99
C356	6.87	45.00	8°45'05"	3.44	N72°04'48"E	6.87
C357	68.42	527.00	7°26'21"	34.26	S08°21'55"W	68.38
C358	27.03	419.00	3°41'44"	13.52	N08°21'24"E	27.02
C359	124.87	790.00	10°12'16"	62.50	S06°08'09"W	124.51
C360	39.27	25.00	90°00'00"	25.00	N45°00'00"E	35.36
C361	39.27	25.00	90°00'00"	25.00	S45°00'00"E	35.36
C362	38.28	24.37	90°00'00"	24.37	S45°00'00"E	34.46
C363	38.28	24.37	90°00'00"	24.37	N45°00'00"E	34.46
C364	38.21	25.00	87°33'38"	23.98	N04°49'47"E	34.59
C365	139.52	183.00	43°40'31"	74.36	S24°31'16"W	136.30
C366	9.39	284.00	01°53'37"	4.70	S50°02'45"W	9.39
C367	1.24	112.00	00°38'00"	0.62	N42°45'56"W	1.24

AREA TABLE

Lot	Sq.Ft.	Acres
1	5,808	0.1333
2	5,400	0.1240
3	5,400	0.1240
4	5,400	0.1240
5	5,400	0.1240
6	7,755	0.1780
7	6,633	0.1523
8	7,195	0.1652
9	8,174	0.1877
10	5,361	0.1231
11	6,433	0.1477
12	6,433	0.1477
13	5,782	0.1327

AREA TABLE

Lot	Sq.Ft.	Acres
14	5,775	0.1326
15	5,250	0.1205
16	5,250	0.1205
17	5,750	0.1320
18	5,250	0.1205
19	6,300	0.1446
20	10,181	0.2337
21	7,162	0.1649
22	5,578	0.1280
23	5,542	0.1272
24	5,542	0.1272
25	7,750	0.1779
26	8,585	0.1971
27	6,300	0.1446
28	6,300	0.1446
29	5,250	0.1205
30	5,250	0.1205
31	5,250	0.1205
32	5,250	0.1205
33	5,250	0.1205
34	5,648	0.1296

AREA TABLE

Lot	Sq.Ft.	Acres
35	5,648	0.1296
36	5,250	0.1205
37	5,250	0.1205
38	5,250	0.1205
39	5,250	0.1205
40	5,250	0.1205
41	5,250	0.1205
42	6,300	0.1446
43	6,300	0.1446
44	7,218	0.1657
45	7,218	0.1657
46	6,300	0.1446
47	6,300	0.1446
48	5,250	0.1205
49	5,250	0.1205
50	5,250	0.1205
51	5,250	0.1205
52	5,274	0.1211
53	5,454	0.1252
54	6,435	0.1477

AREA TABLE

Lot	Sq.Ft.	Acres
55	6,250	0.1435
56	5,400	0.1240
57	5,400	0.1240
58	5,735	0.1317
59	6,064	0.1392
60	6,333	0.1452
61	6,397	0.1469
62	6,397	0.1469
63	6,397	0.1469
64	5,331	0.1224
65	5,331	0.1224
66	5,378	0.1235
67	5,315	0.1220
68	5,302	0.1217
69	5,290	0.1214
70	5,278	0.1212
71	5,414	0.1243
72	6,003	0.1385

AREA TABLE

Lot	Sq.Ft.	Acres
73	6,681	0.1534
74	8,383	0.1924
75	5,782	0.1327
76	5,250	0.1205
77	9,078	0.2084
78	6,300	0.1446
79	6,418	0.1473
80	6,377	0.1464
81	6,377	0.1464
82	5,078	0.1166
83	6,560	0.1506
84	7,020	0.1612
85	7,020	0.1612
86	7,070	0.1623
87	7,755	0.1780
88	7,755	0.1780
89	7,755	0.1780
90	7,742	0.1777
91	7,020	0.1612
92	7,020	0.1612
93	7,501	0.1722
94	7,509	0.1724
95	7,509	0.1724
96	7,509	0.1724
97	7,509	0.1724
98	6,098	0.1400

AREA TABLE

Lot	Sq.Ft.	Acres
99	8,390	0.1926
100	7,881	0.1810
101	9,606	0.2205
102	6,465	0.1484
103	5,900	0.1354
104	5,931	0.1362
105	7,155	0.1642
106	7,821	0.1792

AREA TABLE

Lot	Sq.Ft.	Acres
107	7,540	0.1731
108	7,362	0.1690
109	7,275	0.1670
110	7,283	0.1672
111	7,284	0.1672
112	7,103	0.1631
113	6,713	0.1541
114	6,693	0.1537
115	6,906	0.1585
116	9,378	0.2153
117	7,367	0.1691
118	7,476	0.1716
119	7,892	0.1812
120	7,911	0.1816
121	7,911	0.1816
122	8,189	0.1879

AREA TABLE

Lot	Sq.Ft.	Acres
123	7,084	0.1626
124	7,020	0.1612
125	6,180	0.1419
126	6,331	0.1453
127	6,723	0.1543
128	6,723	0.1543
129	6,723	0.1543
130	6,723	0.1543
131	6,723	0.1543
132	7,292	0.1674
133	7,608	0.1747
134	7,292	0.1674
135	7,292	0.1674
136	7,292	0.1674
137	7,292	0.1674
138	7,292	0.1674
139	7,304	0.1677
140	7,020	0.1612
141	7,020	0.1612
142	7,293	0.1674

EASEMENT LINE TABLE

EL1	22.43'	N00°17'28"E
EL2	18.00'	S62°18'30"W
EL3	22.00'	N27°43'30"W
EL4	18.00'	S62°16'30"W
EL5	48.08'	S27°43'30"E

EASEMENT CURVE TABLE

Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length(ft.)
EC1	60.06	392.00	8°46'24"	30.09	S80°18'50"E	60.00

COMMON AREA
AREA TABLE

PARCEL A	91,075 sq.ft.	2.0908 Ac.
PARCEL B	15,932 sq.ft.	0.3658 Ac.
PARCEL C	19,112 sq.ft.	0.4387 Ac.
PARCEL D	208,107 sq.ft.	4.7774 Ac.

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

SHEET 3 OF 3
WCEA PROJ. NO. X3-218-078

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 24, 2005

8. Project #1003470
05DRB-01289 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1, **VISTA VIEJA SUBDIVISION, UNIT 1,** zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB00825, 04DRB01460] (D-9)

At the August 24, 2005, Development Review Board meeting, the temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

Sheran Matson, AICP, DRB Chair

Cc: Scott Schiabor, SPS, LC, 8300 Carmel NE, 87122
Wilson & Company, Robert MacLake, 4900 Lang Ave,NE, 87109
William Allen, P.O. Box 2758, Corrales, NM 87048
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

(1)

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 27, 2005

5. Project # 1003470

04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, KASSUBA-MONTBEL LANDS, (to be kno n as **VISTA VIEJA SUBDIVISION**, zoned R-1 residential zone, located est of 81ST ST NW and south est of ATRISCO NW bet een 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05, 4/20/05]* (D-9)

At the April 27, 2005, Development Revie Board meeting, ith the signing of the infrastructure list dated 4/27/05 and approval of the grading plan engineer stamp dated 4/26/05 the preliminary plat as approved ith the follo ing condition of final plat:

The Development Agreement as approved by the Albuquerque/Bernalillo County Water Utility Authority shall be made part of the record.

Temporary deferral of construction of side alks on the interior streets as approved as sho n on Exhibit C in the Planning file.

If you ish to appeal this decision, you must do so by May 12, 2005, in the manner described belo .

Appeal is to the Land Use Hearing Officer. Any person aggrieved ith any determination of the Development Revie Board m ay file an appeal on the Planning Department form, to the Planning Department, ithin 15 days of the Development Revie Board's decisio n. 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 orking day is co nsidered as the deadline for filing the appeal. Such appeal shall be heard ithin 60 days o f its filing.

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

OFFICIAL NOTICE OF DECISION
PAGE 2

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

Sheran Matson, AICP, DRB Chair

Cc:SPS LLC, 8300 Carmel NE, 87122
Wilson & Company Inc., 4900 Lang Ave NE, Suite A, 87109
William Allen, P.O. Box 2758, Corrales, NM 87048
Rene Horvath, 5515 Palomino Dr NW, 87120
Marian Pendleton, 5608 Equestrian NW, 87120
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

Current DRC
Project Number: _____

FIGURE 12
INFRASTRUCTURE LIST

Date Submitted: 4/25/2005
Date Site Plan Approved:
Date Preliminary Plat Approved: 4/27/05
Date Preliminary Plat Expires: 4/27/06
DRB Project No.: 1003470
DRB Application No.: 04-DRB-01523

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

VISTA VIEJA, UNIT 1
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

ORIGINAL

TRACT 1, BULK LAND PLAT of VISTA VIEJA SUBDIVISION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
	763381	40' F-F	Res. Paving w/ C&G, 6' sidewalk- N side (Trail in Open Space- S side)	Vista Vieja Avenue, NW	81st Street, NW	1700' to the West boundary of Vista Vieja Phase 1	JDM	HAB	[illegible]
	763381	32' F-F (40' F-F Vista Vieja to Breezy Point)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (6' Vista Vieja to Breezy Point) deferred along lot fronts.	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	1300' to the North boundary of Vista Vieja Phase 1	JDM	HAB	AO
	763381	28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Breezy Point Road, NW	Old Mesa Drive, NW	Vista del Sol Drive, NW	JDM	HAB	AO
	763381	28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Old Mesa Drive, NW	Hawk Eye Road, NW	Alley ending the street at North boundary of Phase 1.	JDM	HAB	AO
	763381	28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Go West Road, NW	Tierra Vieja Street, NW	Lava Rock Drive, NW	JDM	HAB	AO
	763381	28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Lava Rock Drive, NW	Hawk Eye Road, NW	Go West Road, NW	JDM	HAB	AO

1 28' F-F RES PAVING W/C&G 4' SIDEWALK BOTH SIDES (DEFERRED) ~~VISTA ANTIGUA DR~~ JDM HAB VISTA VIEJA WILD DUNES RD AO
Mesa Top Rd. NW Hawe Eye Rd. NW JDM HAB AO

ORIGINAL

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		28' F-F (32' NW of Old Mesa Dr.)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Hawk Eye Road, NW	Tierra Vieja Street, NW	Petros Ave., NW	JDM	HAB	HAB 9/07
		28' F-F (32' W of Tierra Vieja St.)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Mesa Top Road, NW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	JDM	HAB	HAB
		28' F-F (32' W of Tierra Vieja St.)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Wild Dunes Road, MW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	JDM	HAB	HAB
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Tierra Vieja Street, NW	Mesa Top Road, NW	Go West Road, NW	JDM	HAB	HAB
			WATER – 3W WATER PRESSURE ZONE						
		12" Dia.	Waterline w/ Appurtenances	Vista Vieja Ave., NW & Tract "A" easement	81st Street, NW	Mesa Top Road, NW	JDM	HAB	HAB
		10" Dia.	Waterline w/ Appurtenances	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	1300' to the North boundary of Vista Vieja Phase 1	JDM	HAB	HAB
		10" Dia.	Waterline w/ Appurtenances	Alley	Vista del Sol Dr., NW	Lava Rock Dr., NW	JDM	HAB	HAB
		8" Dia.	Waterline w/ Appurtenances	Old Mesa Drive, NW	Hawk Eye Road, NW	Alley ending the street at North boundary of Phase 1.	JDM	HAB	HAB
		10" Dia.	Waterline w/ Appurtenances	Go West Road, NW	Tierra Vieja Street, NW	Lava Rock Drive, NW	JDM	HAB	HAB
		8" ~~10"~~ Dia.V. Vieja to Hawk Eye/ ~~8"~~ 10" Dia.	Waterline w/ Appurtenances	Lava Rock Drive, NW	Hawk Eye Road, NW	~~Go West Road,~~ Alley NW Go West Rd, NW Alley	JDM	HAB	HAB
		~~10"~~ 8" Dia.	Waterline w/ Appurtenances	Hawk Eye Road, NW	Tierra Vieja Street, NW	Petros Ave., NW	JDM	HAB	HAB
		10" Dia.	Waterline w/ Appurtenances	Mesa Top Road, NW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	JDM	HAB	HAB
		8" Dia. & 10" Dia.	Waterline w/ Appurtenances	Wild Dunes Road, MW	TIERRA VIEJA ST. (8") West boundary of Vista Vieja Phase 1	Petros Ave., NW TIERRA VIEJA ST. (10")	JDM	HAB	HAB
		~~8"~~ 10" Dia.	Waterline w/ Appurtenances	Tierra Vieja Street, NW	Wild Dunes Road, MW	Go West Road, NW	JDM	HAB	HAB

1 10" DIA WATERLINE VISTA ANTIGUA MESA TOP RD WILD DUNES RD JDM HAB HAB
A waterline w/ Petros Mesa Top Rd Hawk Eye Rd JDM HAB HAB

ORIGINAL

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
		10" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Vista Vieja Ave., NW & Tract "A" easement	81st Street, NW 81ST ST. NW TO STA 43+55 (12")	(2) Petros Ave ~~Mesa Top Road~~, NW	JOM	HAB	[illegible]
		10" ~~8"~~ Dia. 8" Dia	Sanitary Sewer w/ MHs & Appurtenances FROM STA 13+19.09 (VISTA DEL SOL) TO No. BOUNDARY OF PH. 1	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	115' ~~1100'~~ north along Vista del Sol Drive, NE	JOM	HAB	NO
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Breezy Point Road, NW	Vista del Sol Drive, NW	Old Mesa Drive, NW	JOM	HAB	NO
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Old Mesa Drive, NW	Breezy Point Road, NW	Alley ending the street at North boundary of Phase 1.	JOM	HAB	NO
		8" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Go West Road, NW	50' west of Tierra Vieja Street, NW	Lava Rock Drive, NW	JOM	HAB	NO
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Lava Rock Drive, NW	Hawk Eye Road, NW	Go West Road, NW	JOM	HAB	NO
		10" Dia. (2) 10"/8"	Sanitary Sewer w/ MH & Appurtenances SAS	Hawk Eye Road, NW Petros	West boundary of Vista Vieja Phase 1 Hawk Eye	Petros Ave., NW Mesa Top	JOM	HAB	NO
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Mesa Top Road, NW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	JOM	HAB	NO
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Wild Dunes Road, MW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	JOM	HAB	NO
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Tierra Vieja Street, NW	Hawk Eye Road, NW	300' north along Tierra Vieja Street, NW	JOM	HAB	NO
			DRAINAGE						
		60"/ ~~54"~~/ ~~48"~~ Dia.	Storm Drain w/ Inlets & Appurtenances	Vista Vieja Avenue, NW	81st Street, NW	Intersection Vista Vieja Ave., NW & Vista del Sol Dr., NW	JOM	HAB	NO
		~~54"~~/ 48" Dia.	Storm Drain w/ Inlets & Appurtenances	Vista Vieja Ave., NW & Parcel B (Common Area)	Vista Vieja Avenue, NW	Petros Ave., NW	JOM	HAB	NO
		36"/ ~~24"~~ 60" Dia.	Storm Drain w/ Inlets & Appurtenances	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	Inlets at returns on Breezy Point Road, NW	JOM	HAB	NO
		42"/ 36"/ 30" Dia.	Storm Drain w/ Inlets & Appurtenances	Petros Ave., NW	Mesa Top Road, NW	Hawk Eye Road, NW with inlets at Wild Dunes Road, NW	JOM	HAB	NO

ORIGINAL

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			DRAINAGE						
		36" Dia.	Storm Drain w/ Inlets & Appurtenances	Mesa Top Road, NW	Petros Ave., NW	Inlets at returns on Vista Antigua Drive, NW	JPM	HAB	4/27/05
		30" Dia.	Storm Drain w/ Inlets & Appurtenances	Hawk Eye Road, NW	Petros Ave., NW	Inlets at upstream returns on Old Mesa Drive, NW	JPM	HAB	4/27/05
		10' Bottom Width w/ 2:1 Side Slopes	Earthen Ditch and 18 AF temp Retention Pond w/ Agreement & Covenant	Commons Areas within future phases of Vista Vieja	West side of Kassuba-Montbel Lands	Boca Negra Arroyo at northeast limit of site	JPM	HAB	4/27/05

NOTES

1. Landscape Maintenance Agreement for landscaping in the public right-of-way.
2. Perimeter walls per DRB approved perimeter wall design.
3. Wall & Landscaping Certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.
4. Engineer's Certification of Grading Plan required for release of SIA and Financial Guarantees.
5. Approved Letter of Map Revision (LOMR) is required for release of SIA and Financial Guarantees.
6. Trail system will be privately maintained under a landscape maintenance agreement with the City of Albuquerque.
7. ALL PUBLIC STREETS REQUIRE LANDSCAPING BETWEEN BACK OF CURB AND SIDEWALK.

AGENT/OWNER

Robert MacLake, PE (Agent) NAME

Wilson & Company, Inc., 4900 Lang Ave NE

Albuquerque, NM 87109

FIRM

SIGNATURE - date

AGENT/OWNER

NAME

FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - 4-27-05 date

UTILITY DEVELOPMENT - 4/27/05 date

PARKS & GENERAL SERVICES - 4/27/05 date

CITY ENGINEER - 4/27/05 date

_____ - date

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
					ORIGINAL				

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	8/08/05			
2	8-12-05			

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 3, 2008

1. **Project# 1003470**
08DRB-70353 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

WILSON & COMPANY agent(s) for KB HOMES NM INC request(s) the referenced/ above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit 1** zoned SU-2/ R-D, located on VISTA DEL SOL DR NW BETWEEN VISTA ATIGUA RD NW AND GO WEST RD NW containing approximately 40.18 acre(s). (D-9)

At the September 3, 2008 Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by September 18, 2008 in the manner described below.

> Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

Jack Cloud , AICP, DRB Chair

Cc: Kristine Susco – Wilson & Company – 4900 Lang Avenue NE – Albuquerque, NM 87109
Cc: KB Home NM, Inc. – 6330 Riverside Plaza Lane, Ste 200 – Albuquerque, NM 87120
Christine Lopez – 8319 Hawk Eye NW – Albuquerque, NM 87120
Deena Gutowski – 8315 Hawk Eye NW – Albuquerque, NM 87120
Andrew Chava – 6824 Old Mesa – Albuquerque, NM 87120
Alex Corrales – 6831 Vista Del Sol NW – Albuquerque, NM 87120
Marilyn Maldonado
File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 3, 2008

Project# 1003470
08DRB-70353 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

WILSON & COMPANY agent(s) for KB HOMES NM INC request(s) the referenced/ above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit 1** zoned SU-2/ R-D, located on VISTA DEL SOL DR NW BETWEEN VISTA ATIGUA RD NW AND GO WEST RD NW containing approximately 40.18 acre(s). (D-9)

AMAFCA Vista Vieja Subdivision, Unit 1, Unser/Scenic, (D-9) No objection to requested action. One factor in the delay of completion of some infrastructure components is construction of the Boca Negra Dam. This facility is required for the drainage outfalls, but approval from the Office of the State Engineer has not been obtained.
COG MRCOG have no comment on this development proposal.
TRANSIT No comments provided
ZONING ENFORCEMENT No comment.
NEIGHBORHOOD COORDINATION Letters sent to: **Taylor Ranch NA (R)** **Volcano Cliff POA**
APS No comments provided
POLICE DEPARTMENT No comments provided
FIRE DEPARTMENT No comments provided
PNM ELECTRIC & GAS No comments provided
COMCAST No comments provided
QWEST No comments provided
ENVIRONMENTAL HEALTH No comments provided
M.R.G.C.D No comment.
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER

TRANSPORTATION DEVELO :NT No adverse comments.
PARKS AND RECREATION No objection.
ABCWUA No objection to Extension request.
PLANNING DEPARTMENT Refer to comments from affected agencies (e.g. Transportation Development, ABCWUA, Hydrology/ City Engineer) regarding proposed extension.

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

Cc: Kristine Susco – Wilson & Company – 4900 Lang Ave NE – Albuquerque, NM 87109
(Fax 348-4072)
Cc: KB Home NM, Inc. – 6330 Riverside Plaza Lane Ste 200 – Albuquerque, NM 87120

WILSON
&COMPANY

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

CERTIFIED MAIL

13 August, 2010

David Waters
Taylor Ranch N.A.
5601 La Colonia Dr. NW
Albuquerque, NM 87120
(505) 897-5771

Re: **Neighborhood Association Notification**
Extension of Subdivision Improvements Agreement for Vista Vieja – Unit One

Dear Mr. Waters:

This letter is to inform the **Taylor Ranch Neighborhood Association** that Wilson & Company, Inc., acting as agents for KB HOME New Mexico, Inc., is requesting approval for a 2 year extension of the Subdivision Improvements Agreement. While construction of 100% of the infrastructure on this project is complete, the extension is necessary to complete minor paperwork items.

Attached is a vicinity map showing the location of this project for your reference.

The City of Albuquerque Development Review Board will hold a public hearing on Wednesday, September 8, 2010 at 9:00 a.m. at Plaza Del Sol, 600 Second Street NW, Hearing Room, Lower Level. If you have any questions for the City Planning Staff, please contact the Planning Department at (505) 924-3860.

If you have any questions concerning this project, please contact me at (505) 348-4191.

WILSON & COMPANY

Kristine Susco
Project Manager
Email: kisusco@wilsonco.com

WILSON
&COMPANY

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

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Denver
El Paso
Fort Worth
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Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

CERTIFIED MAIL

13 August, 2010

Rene Horvath
Taylor Ranch N.A.
5515 Palomino Dr. MW
Albuquerque, NM 87120
(505) 898-2114

Re: **Neighborhood Association Notification**
Extension of Subdivision Improvements Agreement for Vista Vieja – Unit One

Dear Mr. Hovath:

This letter is to inform the **Taylor Ranch Neighborhood Association** that Wilson & Company, Inc., acting as agents for KB HOME New Mexico, Inc., is requesting approval for a 2 year extension of the Subdivision Improvements Agreement. While construction of 100% of the infrastructure on this project is complete, the extension is necessary to complete minor paperwork items.

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If you have any questions concerning this project, please contact me at (505) 348-4191.

WILSON & COMPANY

Kristine Susco
Project Manager
Email: kisusco@wilsonco.com

WILSON &COMPANY

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
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Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

CERTIFIED MAIL

13 August, 2010

Dave Heil
Volcano Cliffs Property Owners Association
160 Itasca Rd.
Rio Rancho, NM 87124
(505) 228-7189

Re: **Neighborhood Association Notification**
Extension of Subdivision Improvements Agreement for Vista Vieja – Unit One

Dear Mr. Heil:

This letter is to inform the **Taylor Ranch Neighborhood Association** that Wilson & Company, Inc., acting as agents for KB HOME New Mexico, Inc., is requesting approval for a 2 year extension of the Subdivision Improvements Agreement. While construction of 100% of the infrastructure on this project is complete, the extension is necessary to complete minor paperwork items.

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If you have any questions concerning this project, please contact me at (505) 348-4191.

WILSON & COMPANY

Kristine Susco
Project Manager
Email: kisusco@wilsonco.com

WILSON &COMPANY

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
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Denver
El Paso
Fort Worth
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Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

CERTIFIED MAIL

13 August, 2010

Billy J. Wright
Volcano Cliffs Property Owners Association
4112 Blue Ridge Pl NE
Albuquerque, NM 87111
(505) 872-0523

Re: **Neighborhood Association Notification**
Extension of Subdivision Improvements Agreement for Vista Vieja – Unit One

Dear Mr. Wright:

This letter is to inform the **Taylor Ranch Neighborhood Association** that Wilson & Company, Inc., acting as agents for KB HOME New Mexico, Inc., is requesting approval for a 2 year extension of the Subdivision Improvements Agreement. While construction of 100% of the infrastructure on this project is complete, the extension is necessary to complete minor paperwork items.

Attached is a vicinity map showing the location of this project for your reference.

The City of Albuquerque Development Review Board will hold a public hearing on Wednesday, September 8, 2010 at 9:00 a.m. at Plaza Del Sol, 600 Second Street NW, Hearing Room, Lower Level. If you have any questions for the City Planning Staff, please contact the Planning Department at (505) 924-3860.

If you have any questions concerning this project, please contact me at (505) 348-4191.

WILSON & COMPANY

Kristine Susco
Project Manager
Email: kisusco@wilsonco.com

7007 3020 0002 7970 6747

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ALBUQUERQUE NM 87120 OFFICIAL USE

Postage	$ $1.05	0101
Certified Fee	$2.80	03
Return Receipt Fee (Endorsement Required)	$2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.15	08/13/2010

Sent To: RENE HORVATH
Street, Apt. No., or PO Box No.: 5515 Palomino Dr. NW
City, State, ZIP+4: Alb, NM 87120

PS Form 3800, August 2006 — See Reverse for Instructions

7007 3020 0002 7970 5573

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Postage	$ $1.05	0101
Certified Fee	$2.80	03
Return Receipt Fee (Endorsement Required)	$2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.15	08/13/2010

Sent To: David Waters
Street, Apt. No., or PO Box No.: 5601 La Colonia Dr. NW
City, State, ZIP+4: Albuquerque, NM 87120

PS Form 3800, August 2006 — See Reverse for Instructions

7007 3020 0002 7970 5580

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RIO RANCHO NM 87124 OFFICIAL USE

Postage	$ $1.05	0101
Certified Fee	$2.80	03
Return Receipt Fee (Endorsement Required)	$2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.15	08/13/2010

Sent To: Dave O'Neil
Street, Apt. No., or PO Box No.: 160 Itasca rd.
City, State, ZIP+4: Rio Rancho, NM 87124

PS Form 3800, August 2006 — See Reverse for Instructions

7007 3020 0002 7970 9953

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ALBUQUERQUE NM 87111 OFFICIAL USE

Postage	$ $1.05	0101
Certified Fee	$2.80	
Return Receipt Fee (Endorsement Required)	$2.30	Postmark Here AUG 13 2010
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.15	08/13/2010

Sent To: Billy J. Wright
Street, Apt. No., or PO Box No.: 4112 Blue Ridge PL NE
City, State, ZIP+4: ALB NM 87111

PS Form 3800, August 2006 — See Reverse for Instructions

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): KRISTINE SUSCO-WILSON / COMPANY PHONE: 505-348-4191
ADDRESS: 4900 LANG AVE NE FAX: 505-348-4072
CITY: ALB STATE NM ZIP 87109 E-MAIL: KISUSCO@WILSONCO.com

APPLICANT: KB HOME NM, INC PHONE: 505-353-5300
ADDRESS: 6330 RIVERSIDE PLAZA LANE, STE 200 FAX: 505-897-4479
CITY: ALB STATE NM ZIP 87120 E-MAIL:
Proprietary interest in site: DEVELOPER **List all owners:**

DESCRIPTION OF REQUEST: TWO YEAR EXTENSION OF SUBDIVISION IMPROVEMENT AGREEMENTS

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

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

Lot or Tract No. Block: Unit: UNIT ONE
Subdiv/Addn/TBKA: VISTA VIEJA SUBDIVISION
Existing Zoning: RD Proposed zoning: MRGCD Map No
Zone Atlas page(s): D-9 UPC Code: 100906345110740640

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003470
05DRB 1493 (FP)

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 142 No. of **proposed** lots: - Total area of site (acres): 40.18 Ac
LOCATION OF PROPERTY BY STREETS: On or Near: VISTA DEL SOL DR NW
Between: VISTA ATIGUA RD NW and GO WEST RD NW

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

SIGNATURE Kristine Susco DATE 8-5-08
(Print) KRISTINE SUSCO 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: 08DRB - 70353

Action	S.F.	Fees
SIA	S(2)	$ 50.00
ADV	—	$ 75.00
CME	—	$ 20.00
	—	$
	—	$
		Total $ 145.00

Hearing date 09/03/08

Sandy Handley
Planner signature / date

Project # 1003470

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

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ Proposed Infrastructure List
__ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed plat
__ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (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. KLS
__ 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.

KRISTINE SUSCO
Applicant name (print)

Kristine Susco 8/5/08
Applicant signature / date

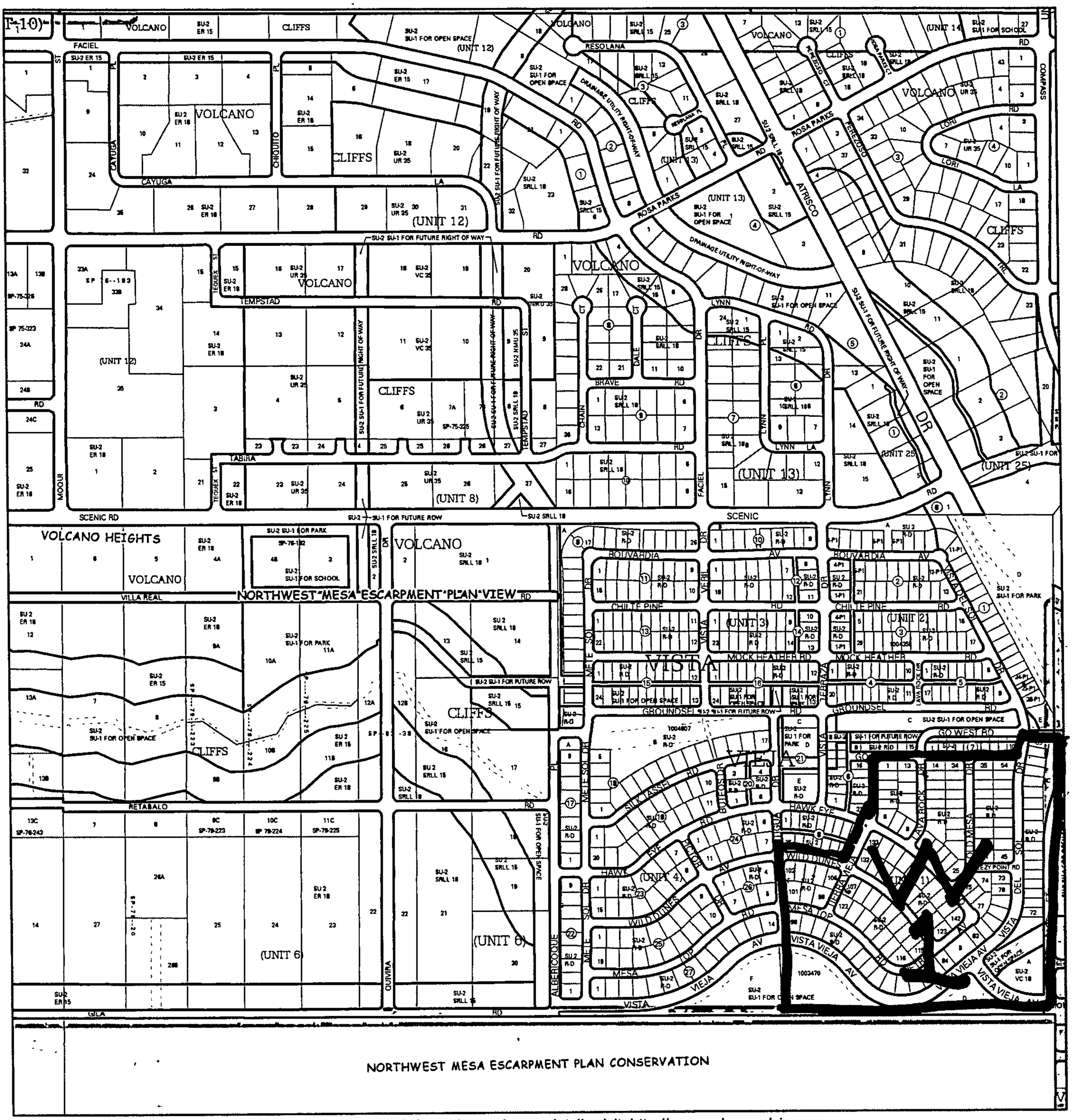
Form revised **October 2007**

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

Application case numbers
08DRB-_____-10353
_____-_____-_____
_____-_____-_____

Sandra Handley
Planner signature / date

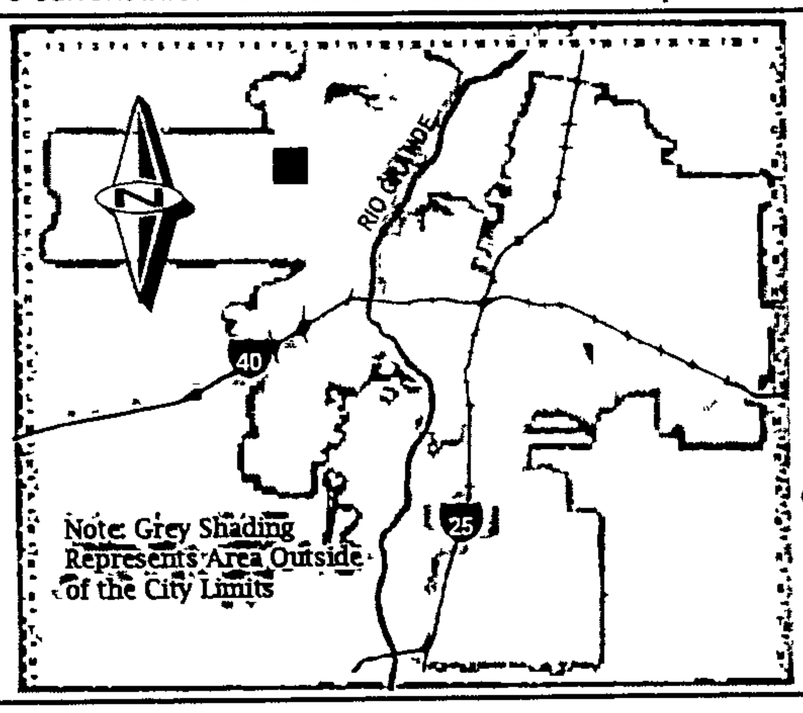
Project # 1003470



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

Albuquerque Geographic Information System

Map amended through: 5/17/2007



Zone Atlas Page:

D-09-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

WILSON
&COMPANY

4900 Lang Ave. NE
Albuquerque, NM 87109
505-348-4000
505-348-1072 Fax

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Phoenix
Rio Rancho
Salina
San Bernardino

8/5/2008

Jack Cloud, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: ***VISTA VIEJA SUBDIVISION, Unit I***
DRB # 1003470 CPN# 763381
WCI File: X3218078

Dear Jack:

Wilson & Company, Inc., acting as agents for KB HOME NEW MEXICO, INC., requests approval for a Two Year Extension of the Subdivision Improvements Agreement, dated September 2005. When executed the construction completion deadline of two years was adequate. However, an extension is needed to complete this project.

If you have any questions or comments, please do not hesitate to contact me at (505) 348-4191. Thank you for your time.

WILSON & COMPANY

Kristine Susco
Project Manager

Email: kisusco@wilsonco.com

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 27, 2005

5. Project # 1003470

04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, KASSUBA-MONTBEL LANDS, (to be kno n as **VISTA VIEJA SUBDIVISION**, zoned R-1 residential zone, located est of 81ST ST NW and south est of ATRISCO NW bet een 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05, 4/20/05]* (D-9)

At the April 27, 2005, Development Revie Board meeting, ith the signing of the infrastructure list dated 4/27/05 and approval of the grading plan engineer stamp dated 4/26/05 the preliminary plat as approved ith the follo ing condition of final plat:

The Development Agreement as approved by the Albuquerque/Bernalillo County Water Utility Authority shall be made part of the record.

Temporary deferral of construction of side alks on the interior streets as approved as sho n on Exhibit C in the Planning file.

If you ish to appeal this decision, you must do so by May 12, 2005, in the manner described belo .

Appeal is to the Land Use Hearing Officer. Any person aggrieved ith any determination of the Development Revie Board m ay file an appeal on the Planning Department form, to the Planning Department, ithin 15 days of the Development Revie Board's decisio n. 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 orking day is co nsidered as the deadline for filing the appeal. Such appeal shall be heard ithin 60 days o f its filing.

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

OFFICIAL NOTICE OF DECISION
PAGE 2

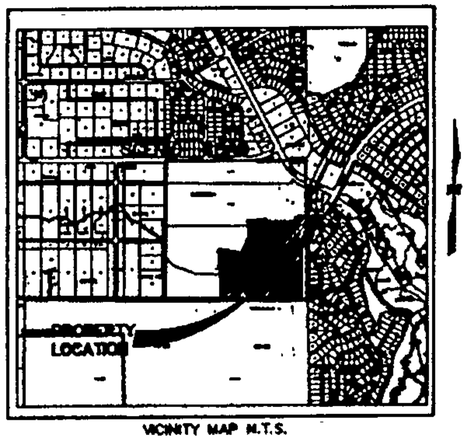
Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat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

Sheran Matson, AICP, DRB Chair

Cc:SPS LLC, 8300 Carmel NE, 87122
Wilson & Company Inc., 4900 Lang Ave NE, Suite A, 87109
William Allen, P.O. Box 2758, Corrales, NM 87048
Rene Horvath, 5515 Palomino Dr NW, 87120
Marian Pendleton, 5608 Equestrian NW, 87120
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

PLAT OF
VISTA VIEJA SUBDIVISION UNIT ONE

VISTA VIEJA SUBDIVISION
WITHIN SECTION 21, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2005



VICINITY MAP N.T.S.

SUBDIVISION DATA:

D.R.B. CASE NUMBER 04DRB-01523

D.R.B. PROJECT NUMBER 1003470

ZONE ATLAS INDEX NO. D - 9 - Z

TOTAL NO. OF LOTS EXISTING: ONE TRACT

TOTAL NO. OF LOTS CREATED: 142 LOTS & 4 PARCELS

GROSS SUBDIVISION ACREAGE: 40.1797 ACRES

TOTAL MILES OF STREETS CREATED: 1.68 MILES

TALOS LOG NO. 2005152716

DATE OF SURVEY: MAY 2004

LEGAL DESCRIPTION:

Tract numbered One of BULK LAND PLAT OF VISTA VIEJA SUBDIVISION, within Section 21, Township 11 North, Range 2 East, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 21, 2005, in Plat Book 2005C, Folio 122.

FLOOD NOTE:

~~Portions of this property are within a 100 Year Flood Plain as shown on the National Flood Insurance Program's "Flood Insurance Rate Map". Any Development of this property must conform to the Bernalillo County Flood Damage Prevention Ordinance. The property may be subject to the Flood Insurance Requirements of the Federal Emergency Management Agency (FEMA). Flood Insurance is likely to be required for Development of these properties." Said portions are subject to pending LOMR.~~

FREE CONSENT AND DEDICATION:

The Subdivision shown hereon is with the Free Consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s); said Owner(s) and/or Proprietor(s) warrant that they hold among them Complete and Indefeasible Title in Fee Simple to the land subdivided; said Owner(s) and/or Proprietor(s) do hereby dedicate all Streets, Alleys and Public Rights-of-Way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant: All Access, Utility and Drainage Easements shown hereon including the Right to Construct, Operate, Inspect and Maintain Facilities therein; all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for Overhead and/or Buried Distribution Lines, Conduits, and Pipes for Underground and/or Overhead Utilities where shown or indicated, and including the Right of Ingress and Egress for Construction and Maintenance and the Right to trim interfering trees and shrubs; said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this Subdivision is their Free Act and Deed.

GENERAL NOTES:

1. ALBUQUERQUE CONTROL STATION "8-C10" DATA:

   3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP
   NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
   X = 361,888.83
   Y = 1,521,476.37
   ELEV. = 5390.130 (SLD 1929)
   GROUND TO GRID FACTOR = 0.9996640
   DELTA ALPHA = -00°15'58"
   NAD 1927

2. ALBUQUERQUE CONTROL STATION "ACS SC 15|14 22|23" DATA:

   2-1/2" USGLO BRASS TABLET STAMPED "T11N, R2E, S15, S14, S22, S23, 1911" RIVETED TO A 2" IRON PIPE SET IN CONC. PROJECT 1 FT. ABOVE THE GROUND
   NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
   X = 362,716.29
   Y = 1,519,036.59
   GROUND TO GRID FACTOR = 0.9996876
   DELTA ALPHA = -00°15'53"
   NAD 1927

3. FIELD SURVEY WAS PERFORMED ON MAY 2004.

4. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE). BASED ON A LINE FROM "8-C10" TO "ACS 15-23"
   BEARING = S.19°19'20"E.

5. ALL DISTANCES ARE GROUND DISTANCES.

6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD BEARINGS AND DISTANCES.

7. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

8. STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL STREET PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN THUS: Δ ,AND WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE MONUMENTATION, DO NOT DISTURB, PS#14733."

9. CORNERS IDENTIFIED AS "SET" ARE 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733" AND SHOWN AS —□— UNLESS OTHERWISE INDICATED.

10. ALL COMMON AREA TRACTS "A", "B", "C" AND "D" WILL BE MAINTAINED BY THE "VISTA VIEJA HOMEOWNER'S ASSOCIATION."

DISCLOSURE STATEMENT:

The purpose of this plat is to subdivide Tract 1 of VISTA VIEJA BULK SUBDIVISION PLAT, within Section 21, Township 11 North, Range 2 East, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 21, 2005, in Plat Book 2005C, Folio 122 into 142 Lots and 4 Parcels, grant easements and dedicate Rights of Way.

FLOOD NOTE: Limits of FEMA Floodplain - Until such time that the LOMR is issued by FEMA to remove the floodplain, this area and any future lots that develop in this area, flood insurance may be required by the mortgage company.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
UNIFORM PROPERTY CODE: 10080633970844811 4

PROPERTY OWNER OF RECORD: VISTA VIEJA INVESTMENTS, LLC

BERNALILLO COUNTY TREASURER'S OFFICE: Frances Rivera 10/4/05

Owner/Proprietor of VISTA VIEJA SUBDIVISION UNIT ONE

BY: Robert Sahd
ROBERT SAHD, MANAGING MEMBER VISTA VIEJA INVESTMENTS, LLC

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

This instrument was acknowledged before me on this 19th day of September, 2005.

BY: Robert Sahd For and on Behalf of

Notary Public: Barbara E. Rubio

My Commission Expires February 2, 2009

OFFICIAL SEAL
Barbara E. Rubio
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 2-2-09

APPROVALS:

CITY SURVEYOR, ALBUQUERQUE, NM — DATE 9/21/05

TRAFFIC ENGINEERING, ALBUQUERQUE, NM — DATE 10-5-05

PARKS & RECREATION, ALBUQUERQUE, NM — DATE 10/5/05

UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM — DATE 10/5/05

N/A
REAL PROPERTY DIVISION, ALBUQUERQUE, NM — DATE —

A.M.A.F.C.A. — DATE 10/5/05

CITY ENGINEER, ALBUQUERQUE, NM — DATE 10/5/05

DRB CHAIRPERSON, PLANNING DEPARTMENT — DATE 10/06/05

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

UTILITY COMPANY APPROVALS:

Public Utility Easements shown on this Plat are NOT EXCLUSIVE and are granted for the Common and Joint Use of the Utilities designated on this Plat, their Successors and Assigns, and for the use of any other Public Utilities whose use of said Easement is deemed to be in the Public Interest.
PNM GAS & ELECTRIC SERVICES DISCLAIMER:
In approving this Plat, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) did not conduct a Title Search of the Properties shown hereon, consequently, PNM does not waive nor release any Easement or Easement Rights which may have been granted by prior Plat, Replat, or Other Document which are not shown on this Plat.

PNM ELECTRIC SERVICES — DATE 9-27-05

PNM GAS SERVICES — DATE 9-27-05

COMCAST DIGITAL CABLE — DATE 9-27-05

RSI, LLC — DATE 9/26/05

RSI, LLC. for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services including but not limited to above ground pedestals, below ground cabinet infrastructure and enclosures.

SURVEYOR'S CERTIFICATION:

I, Christopher S. Croshaw, a duly Registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this Plat was prepared by me or under my direct supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, shows all Easements made known to me by the Owner(s), Utility Companies or other parties expressing an interest, is correct and true to the best of my belief and knowledge and that this Survey and Plat meet the Minimum Standards for Surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors effective October 1, 2000.

CHRISTOPHER S. CROSHAW
N.M.P.L.S. #14733
20 SEPTEMBER 2005
DATE

NEW MEXICO 14733 REGISTERED PROFESSIONAL SURVEYOR

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

WCEA PROJ. NO. X3-218-078

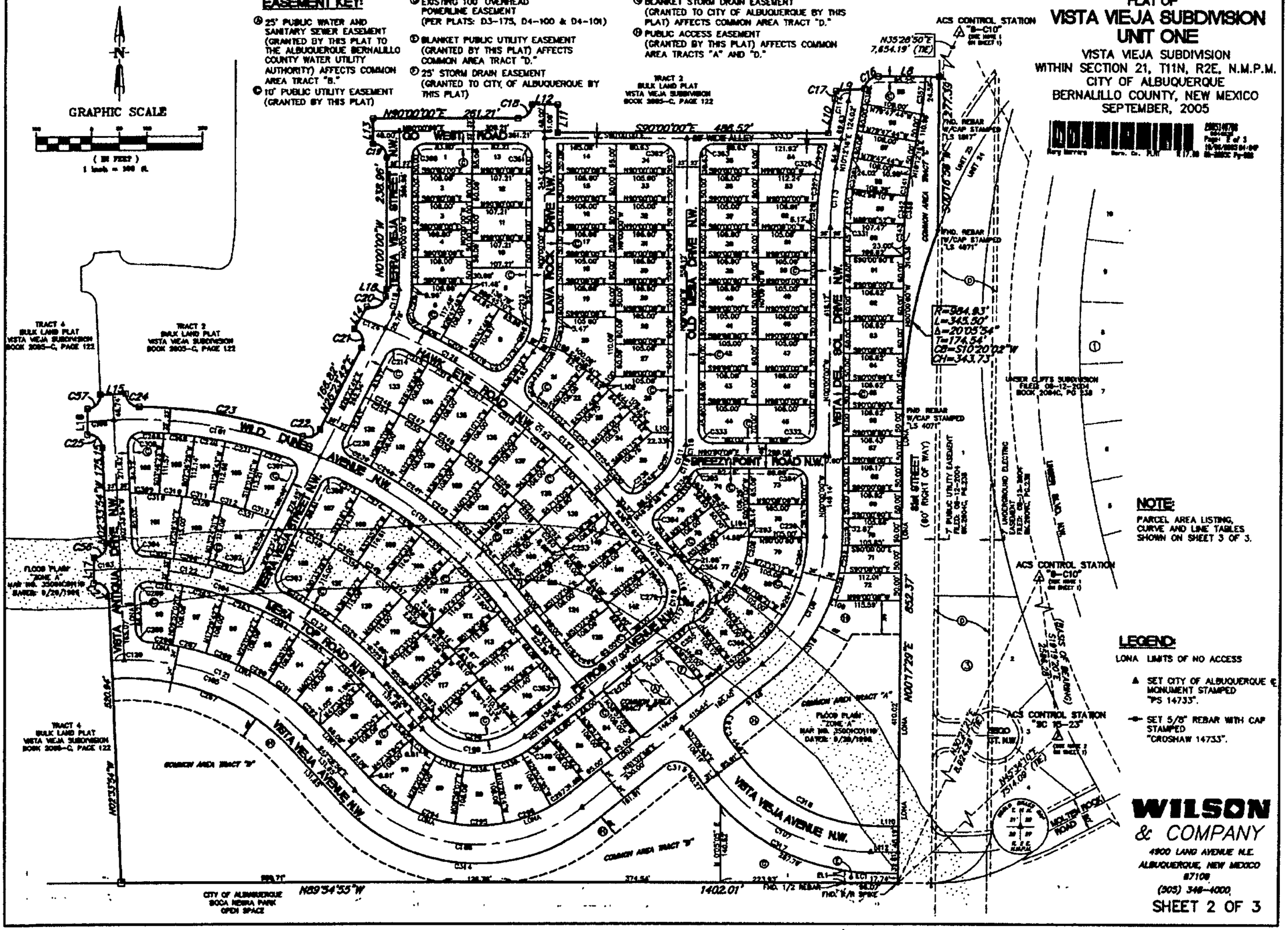
PLAT OF
VISTA VIEJA SUBDIVISION UNIT ONE

VISTA VIEJA SUBDIVISION
WITHIN SECTION 21, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2005

EASEMENT KEY:

- (A) 25' PUBLIC WATER AND SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY) AFFECTS COMMON AREA TRACT "B."
- (B) 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- (C) EXISTING 100' OVERHEAD POWERLINE EASEMENT (PER PLATS: D3-175, D4-100 & D4-101)
- (D) BLANKET PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT) AFFECTS COMMON AREA TRACT "D."
- (E) 25' STORM DRAIN EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT)
- (F) BLANKET STORM DRAIN EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT) AFFECTS COMMON AREA TRACT "D."
- (G) PUBLIC ACCESS EASEMENT (GRANTED BY THIS PLAT) AFFECTS COMMON AREA TRACTS "A" AND "D."

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



NOTE:
PARCEL AREA LISTING, CURVE AND LINE TABLES SHOWN ON SHEET 3 OF 3.

LEGEND:

LONA LIMITS OF NO ACCESS

▲ SET CITY OF ALBUQUERQUE ⊄ MONUMENT STAMPED "PS 14733".

⊸ SET 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733".

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

PLAT OF
VISTA VIEJA SUBDIVISION
UNIT ONE

VISTA VIEJA SUBDIVISION
WITHIN SECTION 21, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2005

2005148706
Page: 3 of 3
10/06/2005 04:04P
Mary Herrera Bern. Co. PLAT R 17.00 Bk-2005C Pg-325

CURVE TABLE

Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length(ft.)
C16	36.43	25.00	83°29'28"	22.31	N48°15'18"E	33.30
C17	13.78	365.00	2°07'48"	6.85	N00°08'20"E	13.78
C18	39.27	25.00	90°00'00"	25.00	N45°00'00"E	35.36
C19	39.27	25.00	90°00'00"	25.00	N45°00'00"W	35.36
C20	44.47	25.00	101°56'23"	30.83	N80°32'18"E	38.84
C21	41.54	25.00	95°12'44"	27.30	N21°12'40"W	36.93
C22	36.58	25.00	83°50'19"	22.48	N88°18'52"E	33.40
C23	302.84	899.00	19°27'45"	152.90	N79°30'31"W	301.38
C24	37.83	25.00	86°41'39"	23.00	S48°34'49"E	34.32
C25	40.90	25.00	93°01'40"	26.36	N49°04'47"W	34.51
C27	40.76	25.00	93°24'57"	26.54	N49°16'22"E	36.39
C56	38.00	25.00	87°08'13"	23.76	N48°36'42"E	34.45
C57	38.00	25.00	87°17'19"	23.84	N41°04'40"E	34.51

CURVE TABLE

Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length(ft.)
C100	48.06	887.00	3°10'48"	24.05	S86°08'20"W	48.06
C101	383.27	887.00	25°19'43"	194.82	N79°36'20"W	380.16
C102	423.30	887.00	27°54'27"	215.86	N52°30'15"W	419.11
C103	48.13	606.00	4°33'28"	24.08	S86°33'33"W	48.11
C104	514.37	606.00	48°37'48"	273.80	N64°48'19"W	499.02
C105	393.06	440.00	51°08'58"	210.73	N68°02'24"W	380.11
C106	452.92	300.00	86°30'07"	282.22	S80°41'59"E	411.12
C107	321.01	350.00	52°32'56"	172.79	S63°28'13"E	309.87
C108	203.83	136.00	85°50'07"	127.00	S80°41'59"E	185.00
C109	267.20	300.00	51°02'36"	143.25	N25°51'28"E	258.54
C110	117.81	75.00	90°00'00"	75.00	N00°07'56"E	106.07
C111	84.84	100.00	48°36'36"	45.18	N24°18'18"E	82.32
C112	63.10	100.00	36°09'12"	32.64	N18°04'36"E	82.06
C113	108.80	600.00	10°12'16"	53.57	S85°06'00"W	108.72
C114	20.37	394.00	2°57'45"	10.19	N06°43'24"E	20.37
C115	46.07	100.00	26°23'42"	23.45	N13°11'51"E	45.66
C116	58.90	75.00	45°00'00"	31.07	N67°27'02"W	57.40
C117	58.90	75.00	45°00'00"	31.07	N22°32'58"E	57.40
C118	20.02	100.00	11°28'06"	10.04	N05°44'04"E	19.98
C119	64.82	100.00	37°08'28"	33.60	N30°02'22"E	63.69
C120	23.00	440.00	2°59'44"	11.50	S87°52'08"W	23.00
C121	370.06	440.00	48°11'13"	196.76	N66°32'32"W	359.24
C122	244.89	605.00	23°12'05"	124.90	N78°33'41"W	243.32
C123	269.39	606.00	25°28'43"	138.96	N53°12'17"W	267.17
C124	49.20	1129.00	2°30'06"	24.60	N67°24'16"W	49.20
C125	536.03	1129.00	27°12'11"	273.17	N52°33'08"W	531.01
C126	242.50	1129.00	12°18'25"	121.72	N60°00'01"W	242.04
C127	293.53	1129.00	14°53'46"	147.60	N48°23'55"W	292.70

LINE TABLE

Line	Length(ft.)	Bearing
L8	100.82	S89°36'13"E
L9	51.14	N85°07'30"E
L10	63.97	N10°12'16"E
L11	51.00	S00°00'00"E
L12	46.00	N90°00'00"E
L13	46.00	N00°00'00"E
L14	46.42	N29°05'12"E
L15	46.00	N90°03'10"E
L16	46.25	N08°32'18"E
L17	46.36	N80°51'08"E
L18	12.86	N84°47'18"E
L100	23.87	S40°00'19"W
L101	38.57	N00°00'00"W
L102	6.95	N40°56'41"W
L103	24.90	S36°13'13"E
L104	36.33	N90°00'00"E
L105	14.63	N82°00'29"W
L106	25.00	S00°47'30"E
L108	10.00	N41°56'16"W
L110	36.24	S00°42'31"E
L111	36.24	S00°42'31"E
L112	40.90	S00°42'47"E
L113	42.41	N48°36'36"E

CURVE TABLE

Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length(ft.)
C200	45.94	163.00	16°08'52"	23.12	N40°58'05"E	45.79
C201	45.94	163.00	16°08'51"	23.12	N24°49'14"E	45.79
C202	45.78	163.00	16°05'34"	23.04	N08°42'01"E	45.63
C203	1.86	163.00	0°39'14"	0.93	N00°19'37"E	1.86
C204	58.82	45.00	72°29'54"	32.98	N36°10'56"W	53.12
C205	46.90	45.00	59°42'43"	25.83	N37°58'52"E	44.80
C206	40.96	123.00	19°35'21"	20.48	N09°28'46"E	40.77
C207	36.07	25.00	82°39'40"	21.90	N22°28'33"W	33.02
C208	51.22	1152.00	2°32'51"	25.61	N02°30'00"W	51.22
C209	59.44	1152.00	2°57'22"	29.72	N50°44'55"W	59.43
C210	41.95	1152.00	2°05'11"	20.98	N57°13'38"W	41.95
C211	38.25	25.00	87°39'45"	24.00	S79°59'04"W	34.63
C212	36.14	77.00	26°53'37"	18.41	S22°42'26"W	36.81
C213	12.45	77.00	9°15'40"	6.24	S04°37'50"W	12.43
C214	39.22	25.00	89°52'19"	24.95	N71°20'12"E	35.32
C215	48.99	1108.00	2°32'17"	24.50	S82°27'16"E	48.99
C216	70.98	1108.00	3°40'37"	35.50	S50°20'43"E	70.97
C217	70.98	1108.00	3°40'36"	35.50	S58°48'06"E	70.97
C218	70.98	1108.00	3°40'37"	35.50	S61°30'20"E	70.97
C219	70.98	1108.00	3°40'36"	35.50	S48°18'51"E	70.97
C220	70.98	1108.00	3°40'37"	35.50	S44°38'14"E	70.97
C221	71.26	1108.00	3°41'21"	35.64	S40°57'30"E	71.24
C222	3.02	1108.00	0°09'24"	1.51	S39°06'44"E	3.02
C223	75.63	268.00	16°09'52"	38.02	S40°36'08"W	75.28
C224	75.53	268.00	16°08'51"	38.02	S24°49'14"W	75.28
C225	76.47	268.00	16°20'56"	38.50	N08°34'20"E	76.21
C226	1.86	268.00	0°23'52"	0.93	S00°11'56"W	1.86
C227	17.14	332.00	2°57'29"	8.57	N01°28'45"E	17.14
C228	50.46	332.00	8°42'29"	25.28	N07°18'44"E	50.41
C229	48.40	332.00	8°21'48"	24.27	N15°50'51"E	48.42
C230	38.25	25.00	87°39'46"	24.00	N07°40'41"W	34.63
C231	41.61	1152.00	2°04'09"	20.80	N50°21'30"W	41.60
C232	50.00	1152.00	2°29'13"	25.01	N48°11'48"W	50.00
C233	50.00	1152.00	2°29'13"	25.01	N45°42'36"W	50.00
C234	50.01	1152.00	2°29'14"	25.01	N43°13'22"W	50.00
C235	41.60	1152.00	2°04'09"	20.80	N40°56'41"W	41.60
C236	39.92	25.00	91°29'40"	25.66	N85°39'00"W	35.81
C237	65.33	77.00	48°36'36"	34.77	S24°38'10"W	63.39
C238	39.33	25.00	90°08'17"	25.06	N18°49'27"W	35.40
C239	40.83	898.00	2°37'43"	20.42	N52°23'43"W	40.83
C240	58.69	898.00	3°46'42"	29.36	N50°13'34"W	58.68
C241	58.69	898.00	3°46'43"	29.36	N06°28'48"W	58.68
C242	58.69	898.00	3°46'42"	29.36	N01°40'06"W	58.68
C243	58.69	898.00	3°46'42"	29.36	N47°53'24"W	58.68
C244	58.89	898.00	3°46'43"	29.36	N44°06'41"W	58.88
C245	50.82	898.00	3°14'16"	25.42	N40°35'11"W	50.81
C246	69.38	998.00	3°58'59"	34.70	N63°10'32"W	69.37
C247	64.05	998.00	3°40'37"	32.04	N60°20'43"W	64.04
C248	64.05	998.00	3°40'36"	32.04	N56°40'06"W	64.04
C249	64.05	998.00	3°40'37"	32.04	N51°59'28"W	64.04
C250	64.05	998.00	3°40'38"	32.04	N48°18'51"W	64.04
C251	64.05	998.00	3°40'37"	32.04	N44°38'14"W	64.04
C252	64.00	998.00	3°40'28"	32.01	N40°57'41"W	63.99
C253	3.02	998.00	0°10'25"	1.51	N39°02'14"W	3.02
C254	70.50	998.00	4°03'09"	35.31	S83°08'27"E	70.50
C255	65.81	998.00	3°46'42"	32.92	S58°13'31"E	65.80
C256	65.82	998.00	3°46'43"	32.92	S55°26'48"E	65.80
C257	65.81	998.00	3°46'42"	32.92	S51°40'06"E	65.80
C258	65.81	998.00	3°46'42"	32.92	S47°53'24"E	65.80
C259	65.82	998.00	3°46'43"	32.92	S44°06'41"E	65.80
C260	56.99	998.00	3°16'18"	28.50	S40°35'11"E	56.98
C261	61.36	582.00	6°02'26"	30.71	S83°04'11"E	61.33
C262	76.84	582.00	7°33'40"	38.37	S76°16'36"E	76.58
C263	76.64	582.00	7°32'40"	38.37	S68°43'56"E	76.58
C264	76.64	582.00	7°32'40"	38.37	S61°11'16"E	76.58
C265	76.63	582.00	7°32'38"	38.37	S53°38'39"E	76.58
C266	75.46	582.00	7°25'23"	37.76	S46°09'37"E	75.35
C267	383.31	466.00	81°16'16"	184.83	N68°05'05"W	351.31
C268	39.00	844.00	2°38'51"	19.50	S87°33'03"E	39.00
C269	56.49	844.00	3°50'05"	28.25	S84°18'36"E	56.48
C270	56.53	844.00	3°50'15"	28.28	S80°28'24"E	56.52
C271	67.89	844.00	4°36'32"	33.98	S76°16'01"E	67.87
C272	50.88	844.00	3°27'14"	25.45	S72°13'08"E	50.87
C273	45.12	844.00	3°03'47"	22.57	S68°13'39"E	45.12
C274	68.04	844.00	4°37'08"	34.04	S58°23'12"E	68.02
C275	68.06	844.00	4°37'11"	34.06	S53°46'02"E	68.04
C276	68.07	844.00	4°37'15"	34.06	S49°08'49"E	68.06
C277	68.06	844.00	4°37'14"	34.05	S44°31'35"E	68.06
C278	48.10	844.00	3°15'56"	24.06	S40°30'08"E	48.10
C279	81.68	52.00	90°00'00"	52.00	S86°52'50"E	73.54
C280	42.10	25.00	96°28'30"	28.00	N43°48'21"E	37.30

CURVE TABLE

Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length(ft.)
C281	27.61	123.00	12°51'42"	13.86	N29°43'21"E	27.55
C282	50.00	123.00	23°17'30"	25.36	N11°38'45"E	49.66
C283	53.00	35.00	86°12'41"	33.92	S08°58'37"W	48.72
C284	39.27	25.00	90°00'00"	25.00	S45°00'00"E	35.36
C285	27.36	25.00	62°41'55"	15.23	N88°38'53"E	26.01
C286	43.72	474.00	5°17'03"	21.87	N82°41'29"W	43.70
C287	62.41	474.00	7°32'40"	31.25	N78°16'38"W	62.37
C288	62.41	474.00	7°32'40"	31.25	N68°43'58"W	62.37
C289	36.11	25.00	82°46'07"	22.03	N43°56'57"W	33.06
C290	62.41	474.00	7°32'40"	31.25	N61°11'18"W	62.37
C291	62.41	474.00	7°32'38"	31.25	N53°38'38"W	62.37
C292	61.41	474.00	7°25'23"	30.75	N46°09'37"W	61.37
C293	88.14	266.00	18°12'38"	46.01	N52°03'14"W	88.77
C294	90.00	266.00	19°24'21"	45.48	N71°21'43"W	89.66
C295	90.00	266.00	19°24'21"	45.48	S80°13'37"W	89.66
C296	90.09	266.00	19°24'21"	45.48	S89°49'36"W	89.66
C297	42.13	266.00	9°04'27"	21.11	S55°39'12"W	42.08
C298	167.86	112.00	85°52'06"	104.20	N85°00'06"W	152.58
C299	39.27	25.00	90°00'00"	25.00	N83°57'02"W	35.36
C300	39.26	25.00	89°59'45"	24.93	N73°19'04"E	35.31
C301	42.27	25.00	96°53'13"	28.20	S22°02'54"E	37.42
C302	35.66	25.00	81°43'41"	21.63	S67°18'32"W	32.71
C303	45.29	29.00	89°28'20"	28.73	S18°20'28"E	40.82
C304	36.88	25.00	84°28'46"	22.70	N44°48'18"W	33.61
C305	51.56	628.00	4°42'14"	25.79	N84°41'35"W	51.54
C306	63.02	628.00	5°44'58"	31.54	N79°27'58"W	62.99
C307	51.87	628.00	4°43'52"	25.65	N74°14'03"W	51.86
C308	40.88	25.00	93°41'26"	26.66	N44°15'43"E	36.48
C309	53.36	743.00	4°06'51"	26.68	N87°39'26"W	53.34
C310	49.00	743.00	3°46'44"	24.51	N83°38'39"W	49.00
C311	49.01	743.00	3°46'45"	24.51	N78°51'54"W	49.00
C312	58.81	743.00	4°32'08"	29.42	N75°42'29"W	58.79
C313	58.50	743.00	4°30'40"	29.26	N71°11'06"W	58.48
C314	504.26	334.00	86°30'07"	314.21	S85°41'58"E	457.71
C315	56.07	35.00	91°47'19"	36.11	N83°03'25"W	50.26
C316	179.75	332.00	31°01'14"	92.14	N35°32'21"E	177.58
C317	360.43	393.00	52°32'48"	194.01	S63°26'07"E	347.93
C318	284.83	307.00	53°09'33"	163.10	S83°12'15"E	274.01
C319	94.75	743.00	7°18'24"	47.44	S85°39'46"E	94.69
C320	74.58	743.00	5°44'58"	37.31	S79°27'59"E	74.53
C321	99.36	743.00	7°39'43"	49.75	S72°45'38"E	99.28
C322	38.04	628.00	3°28'06"	19.03	N61°15'35"W	38.04
C323	63.02	628.00	5°44'58"	31.54	N58°34'02"W	62.99
C324	63.02	628.00	5°44'58"	31.54	N50°49'03"W	62.99
C325	60.22	628.00	5°29'38"	30.13	N40°31'45"W	60.19
C326	16.12	625.00	1°28'40"	8.06	S00°27'36"W	16.12
C327	50.33	626.00	4°36'50"	25.18	S08°25'11"W	50.32
C328	44.86	625.00	4°06'46"	22.44	S02°05'23"W	44.85
C329	32.02	578.00	3°11'26"	16.01	N06°36'33"E	32.02
C330	61.84	578.00	6°08'42"	30.96	N03°55'08"E	61.81
C331	8.65	578.00	0°51'06"	4.28	N00°25'34"E	8.65
C332	39.27	25.00	90°00'00"	25.00	S45°00'00"W	35.36
C333	39.27	25.00	90°00'00"	25.00	N45°00'00"W	35.36
C334	13.91	123.00	6°28'42"	6.96	N30°32'26"E	13.90
C335	31.84	123.00	14°49'49"	16.01	N41°11'41"E	31.76
C336	52.97	156.00	19°12'36"	26.74	S52°03'14"E	52.73
C337	53.51	158.00	19°24'21"	27.02	S71°21'43"E	53.26
C338	53.51	158.00	19°24'21"	27.02	N89°13'57"E	53.26
C339	53.51	158.00	19°24'21"	27.02	N69°49'36"E	53.26
C340	25.02	158.00	9°04'27"	12.54	N55°35'12"E	25.00
C341	39.03	700.00	3°11'40"	19.53	S06°36'26"W	39.02
C342	50.23	700.00	4°06'40"	25.12	S04°57'16"W	50.21
C343	35.42	700.00	2°53'56"	17.71	S01°26'56"W	35.41
C344	64.26	743.00	4°57'19"	32.15	N67°43'50"W	64.24
C345	58.81	743.00	4°32'08"	29.42	N58°08'08"W	58.79
C346	58.81	743.00	4°32'05"	29.42	N53°37'03"W	58.79
C347	58.81	743.00	4°32'08"	29.42	N49°04'56"W	58.79
C348	56.62	743.00	4°21'59"	28.33	N44°37'55"W	56.61
C349	76.94	743.00	5°56'56"	38.50	N82°24'36"W	76.90
C350	74.58	743.00	5°44'58"	37.31	S76°34'02"E	74.53
C351	74.58	743.00	5°44'58"	37.31	S50°49'03"E	74.53
C352	71.24	743.00	5°29'38"	35.66	S45°11'45"E	71.22
C353	39.27	25.00	90°00'00"	25.00	S08°02'58"W	35.36
C354	11.00	25.00	25°24'21"	5.64	N51°38'13"W	10.99
C355	11.00	25.00	25°24'21"	5.64	N63°45'08"E	10.99
C356	6.87	45.00	8°45'05"	3.44	N72°04'46"E	6.87
C357	68.42	527.00	7°26'21"	34.26	S08°29'06"W	68.38
C358	27.03	419.00	3°41'44"	13.52	N00°21'24"E	27.02
C359	124.67	700.00	10°12'16"	62.50	S06°06'06"W	124.51
C360	39.27	25.00	90°00'00"	25.00	N45°00'00"E	35.36
C361	39.27	25.00	90°00'00"	25.00	S45°00'00"E	35.36
C362	38.28	24.37	90°00'00"	24.37	S45°00'00"E	34.46
C363	38.28	24.37	90°00'00"	24.37	N45°00'00"E	34.46
C364	38.21	25.00	87°33'36"	23.96	N04°49'47"E	34.60
C365	136.52	163.00	48°02'31"	74.36	S24°30'16"W	132.30
C366	9.30	266.00	2°00'27"	4.79	S50°02'45"W	9.30
C367	1.24	112.00	00°38'00"	0.62	N42°45'58"W	1.24

AREA TABLE

Lot	Sq.Ft.	Acres
1	5,808	0.1333
2	5,400	0.1240
3	5,400	0.1240
4	5,400	0.1240
5	5,400	0.1240
6	7,755	0.1780
7	6,533	0.1500
8	7,186	0.1652
9	8,174	0.1877
10	5,381	0.1235
11	6,433	0.1477
12	6,433	0.1477
13	5,762	0.1323

AREA TABLE

Lot	Sq.Ft.	Acres
14	5,775	0.1326
15	5,250	0.1205
16	5,250	0.1205
17	5,250	0.1205
18	5,250	0.1205
19	6,300	0.1446
20	10,181	0.2337
21	7,182	0.1649
22	5,526	0.1269
23	5,542	0.1272
24	5,542	0.1272
25	7,750	0.1779
26	8,583	0.1971
27	6,300	0.1446
28	6,300	0.1446
29	5,250	0.1205
30	5,250	0.1205
31	5,250	0.1205
32	5,250	0.1205
33	5,250	0.1205
34	5,649	0.1296

AREA TABLE

Lot	Sq.Ft.	Acres
35	5,649	0.1296
36	5,250	0.1205
37	5,250	0.1205
38	5,250	0.1205
39	5,250	0.1205
40	5,250	0.1205
41	5,250	0.1205
42	6,300	0.1446
43	6,300	0.1446
44	7,216	0.1657
45	7,216	0.1657
46	6,300	0.1446
47	6,300	0.1446
48	5,250	0.1205
49	5,250	0.1205
50	5,250	0.1205
51	5,250	0.1205
52	5,274	0.1211
53	5,454	0.1252
54	6,435	0.1477

AREA TABLE

Lot	Sq.Ft.	Acres
55	6,250	0.1435
56	5,400	0.1240
57	5,400	0.1240
58	5,735	0.1317
59	6,064	0.1390
60	6,323	0.1452
61	6,397	0.1469
62	6,397	0.1469
63	6,397	0.1469
64	5,331	0.1224
65	5,331	0.1224
66	5,328	0.1223
67	5,315	0.1220
68	5,307	0.1217
69	5,290	0.1214
70	5,279	0.1212
71	5,414	0.1243
72	5,903	0.1355

AREA TABLE

Lot	Sq.Ft.	Acres
73	6,681	0.1534
74	6,283	0.1824
75	5,782	0.1327
76	5,250	0.1205
77	9,076	0.2084
78	6,300	0.1446
79	6,418	0.1473
80	6,377	0.1464
81	6,377	0.1464
82	5,876	0.1349
83	6,968	0.1600
84	7,020	0.1612
85	7,020	0.1612
86	7,870	0.1823
87	7,756	0.1780
88	7,755	0.1780
89	7,755	0.1780
90	7,742	0.1777
91	7,020	0.1612
92	7,020	0.1612
93	7,501	0.1722
94	7,509	0.1724
95	7,509	0.1724
96	7,509	0.1724
97	7,509	0.1724
98	6,866	0.1659

AREA TABLE

Lot	Sq.Ft.	Acres
99	9,326	0.2142
100	7,911	0.1816
101	9,606	0.2205
102	6,485	0.1484
103	5,900	0.1354
104	5,931	0.1362
105	7,155	0.1642
106	7,831	0.1792

AREA TABLE

Lot	Sq.Ft.	Acres
107	7,540	0.1731
108	7,362	0.1687
109	7,275	0.1670
110	7,283	0.1672
111	7,284	0.1672
112	7,103	0.1631
113	6,713	0.1541
114	8,083	0.1837
115	6,905	0.1582
116	9,298	0.2135
117	7,367	0.1669
118	7,475	0.1716
119	7,692	0.1812
120	7,911	0.1816
121	7,911	0.1816
122	8,184	0.1879

AREA TABLE

Lot	Sq.Ft.	Acres
123	7,984	0.1833
124	7,020	0.1612
125	6,480	0.1488
126	6,691	0.1536
127	6,723	0.1543
128	6,723	0.1543
129	6,723	0.1543
130	6,723	0.1543
131	6,723	0.1543
132	7,232	0.1660
133	7,608	0.1747
134	7,292	0.1674
135	7,292	0.1674
136	7,292	0.1674
137	7,292	0.1674
138	7,292	0.1674
139	7,304	0.1677
140	7,020	0.1612
141	7,020	0.1612
142	7,293	0.1674

EASEMENT LINE TABLE

EL1	22.63'	N80°17'29"E
EL2	15.00'	S82°16'30"W
EL3	22.00'	N27°43'30"W
EL4	15.00'	S82°16'30"W
EL5	40.68'	S27°43'30"E

EASEMENT CURVE TABLE

Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length(ft.)
EC1	60.06	393.00	8°45'24"	30.09	S85°19'50"E	60.00

COMMON AREA AREA TABLE

PARCEL A	91,078 sq.ft.	2.0908 Ac.
PARCEL B	15,922 sq.ft.	0.3655 Ac.
PARCEL C	19,112 sq.ft.	0.4387 Ac.
PARCEL D	208,107 sq.ft.	4.7774 Ac.

WILSON
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87109
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SHEET 3 OF 3
WCEA PROJ. NO. X3-218-078

PAGE 02/06

Current DRC
Project Number: _____

FIGURE 12
INFRASTRUCTURE LIST

Date Submitted: 4/25/2005
Date Site Plan Approved:
Date Preliminary Plat Approved: 4/27/05
Date Preliminary Plat Expires: 4/27/06
DRB Project No.: 1003470
DRB Application No.: 04DRB01523

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

ORIGINAL

VISTA VIEJA, UNIT 1
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 1, BULK LAND PLAT of VISTA VIEJA SUBDIVISION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		40' F-F	Res. Paving w/ C&G, 6' sidewalk- N side (Trail in Open Space- S side)	Vista Vieja Avenue, NW	81st Street, NW	1700' to the West boundary of Vista Vieja Phase 1	/	/	/
		32' F-F (40' F-F Vista Vieja to Breezy Point)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (6' Vista Vieja to Breezy Point) deferred along lot fronts.	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	1300' to the North boundary of Vista Vieja Phase 1	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Breezy Point Road, NW	Old Mesa Drive, NW	Vista del Sol Drive, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Old Mesa Drive, NW	Hawk Eye Road, NW	Alley ending the street at North boundary of Phase 1.	/	/	/
		26' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Go West Road, NW	Tierra Vieja Street, NW	Lava Rock Drive, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Lava Rock Drive, NW	Hawk Eye Road, NW	Go West Road, NW	/	/	/

⚠1 28' F-F RES PAVING W/C&G VISTA ~~ANTIGUA DR~~ VISTA VIEJA WILD DUNES RD
4' SIDEWALK BOTH SIDES
(DEFERRED)

Δ 28' F-F Res. Paving w/C&G, PetrosAve,NW MesaTopRd,NW HawkEyeRd,NW

06/19/2008 09:50 9243864

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		28' F-F (32' NW of Old Mesa Dr.)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Hawk Eye Road, NW	Tierra Vieja Street, NW	Petros Ave., NW	/	/	/
		28' F-F (32' W of Tierra Vieja St.)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Mesa Top Road, NW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		28' F-F (32' W of Tierra Vieja St.)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Wild Dunes Road, MW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Tierra Vieja Street, NW	Mesa Top Road, NW	Go West Road, NW	/	/	/
			WATER – 341 WATER PRESSURE ZONE						
		12" Dia.	Waterline w/ Appurtenances	Vista Vieja Ave., NW & Tract "A" easement	81st Street, NW	Mesa Top Road, NW	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	1300' to the North boundary of Vista Vieja Phase 1	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Alley	Vista del Sol Dr., NW	Lava Rock Dr., NW	/	/	/
		8' Dia.	Waterline w/ Appurtenances	Old Mesa Drive, NW	Hawk Eye Road, NW	Alley ending the street at North boundary of Phase 1.	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Go West Road, NW	Tierra Vieja Street, NW	Lava Rock Drive, NW	/	/	/
		3 8" ~~10"~~ Dia.V. Vieja to Hawk Eye/ ~~8"~~ Dia.	Waterline w/ Appurtenances	Lava Rock Drive, NW	Hawk Eye Road, NW	Alley ~~Go West Road,~~ NW	/	/	/
		4 ~~10"~~ 10" ~~10"~~ Dia.	Waterline w/ Appurtenances	"	Go West Rd, NW	Alley			
		2 8"		Hawk Eye Road, NW	Tierra Vieja Street, NW	Petros Ave., NW	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Mesa Top Road, NW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Wild Dunes Road, MW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		8' Dia.	Waterline w/ Appurtenances	Tierra Vieja Street, NW	Wild Dunes Road, MW	Go West Road, NW	/	/	/

1 10" DIA WATERLINE VISTA ANTIGUA MESA TOP RD WILD DUNES RD

4 10" dia waterline w/ Petros Mesa Top Rd Hawk Eye Rd

06/19/2008 09:50 9243864

ORIGINAL

SiA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER			(2) Petros Ave.			
		10" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Vista Vieja Ave., NW & Tract "A" easement	81st Street, NW	~~Mesa Top Road~~, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	1100' north along Vista del Sol Drive, NE	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Breezy Point Road, NW	Vista del Sol Drive, NW	Old Mesa Drive, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Old Mesa Drive, NW	Breezy Point Road, NW	Alley ending the street at North boundary of Phase 1.	/	/	/
		8" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Go West Road, NW	50' west of Tierra Vieja Street, NW	Lava Rock Drive, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Lava Rock Drive, NW	Hawk Eye Road, NW	Go West Road, NW	/	/	/
		10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Hawk Eye Road, NW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		(2) 10/8"	SAS	Petros	Hawk Eye	Mesa Top			
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Mesa Top Road, NW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Wild Dunes Road, NW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Tierra Vieja Street, NW	Hawk Eye Road, NW	300' north along Tierra Vieja Street, NW	/	/	/
			DRAINAGE						
		60"/ 54"/ 48" Dia.	Storm Drain w/ Inlets & Appurtenances	Vista Vieja Avenue, NW	81st Street, NW	Intersection Vista Vieja Ave., NW & Vista del Sol Dr., NW	/	/	/
		54"/ 48" Dia.	Storm Drain w/ Inlets & Appurtenances	Vista Vieja Ave., NW & Parcel B (Common Area)	Vista Vieja Avenue, NW	Petros Ave., NW	/	/	/
		36"/ 24" Dia.	Storm Drain w/ Inlets & Appurtenances	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	Inlets at returns on Breezy Point Road, NW	/	/	/
		42"/ 36"/ 30" Dia.	Storm Drain w/ Inlets & Appurtenances	Petros Ave., NW	Mesa Top Road, NW	Hawk Eye Road, NW with inlets at Wild Dunes Road, NW	/	/	/

ORIGINAL

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			DRAINAGE						
		36" Dia.	Storm Drain w/ Inlets & Appurtenances	Mesa Top Road, NW	Petros Ave., NW	Inlets at returns on Vista Antigua Drive, NW	/	/	/
		30" Dia.	Storm Drain w/ Inlets & Appurtenances	Hawk Eye Road, NW	Petros Ave., NW	Inlets at upstream returns on Old Mesa Drive, NW	/	/	/
		10' Bottom Width w/ 2:1 Side Slopes	Earthen Ditch and 18 AF temp Retention Pond w/ Agreement & Covenant	Commons Areas within future phases of Vista Vieja	West side of Kassuba-Montbel Lands	Boca Negra Arroyo at northeast limit of site	/	/	/

NOTES

1 Landscape Maintenance Agreement for landscaping in the public right-of-way.

2 Perimeter walls per DRB approved perimeter wall design.

3 Wall & Landscaping Certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.

4 Engineer's Certification of Grading Plan required for release of SIA and Financial Guarantees.

5 Approved Letter of Map Revision (LOMR) is required for release of SIA and Financial Guarantees.

6 Trail system will be privately maintained under a landscape maintenance agreement with the City of Albuquerque.

7 ALL PUBLIC STREETS REQUIRE LANDSCAPING BETWEEN BACK OF CURB AND SIDEWALK.

AGENT/OWNER

Robert MacLake, PE (Agent) **NAME**

Wilson & Company, Inc., 4900 Lang Ave NE

Albuquerque, NM 87109

FIRM

SIGNATURE - date

AGENT/OWNER

NAME

FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sherman J. Patton 4/27/05

DRB CHAIR - date

Christina Sandoval 4/27/05

PARKS & GENERAL SERVICES - date

4-27-05

TRANSPORTATION DEVELOPMENT - date

Bradley L. Bingham 4/27/05

CITY ENGINEER - date

4/27/05

UTILITY DEVELOPMENT - date

_____ - date

PAGE 05/06

06/19/2008 09:50 9243864

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
					ORIGINAL				

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	8/08/05			
2	8-12-05			

06/19/2008 09:50 9243864

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

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

August 5, 2008

Kristine Susco
Wilson and Company
4900 Lang Avenue NE/87109
PHONE: 505-348-4191/**FAX:** 505-348-4072

Dear Kristine:

Thank you for your inquiry of **August 5, 2008** 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 **VISTA VIEJA SUBDIVISION – UNIT ONE, LOCATED ON VISTA DEL SOL DRIVE NW BETWEEN VISTA ANTIGUA DRIVE NW AND GO WEST ROAD NW** zone map **D-9**

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

TAYLOR RANCH N.A. (TRN) "R"
Brett Lopez, 4815 Northern Trail NW/87120 836-7831 (h)
Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h)

VOLCANO CLIFFS PROPERTY OWNERS ASSOC. (VCC)
Dave Heil, 160 Itasca Rd., Rio Rancho, NM/87124 228-7189 (c)
Bill Wright, 4112 Blue Ridge Pl. NE/87111-4167 872-0523 (w)

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 I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(07/23/07)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:

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

Information from the Office of Neighborhood Coordination

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

[redacted] -OR-

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

[redacted]

[redacted]

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: **08/05/08** Time Entered: **9:55 a.m.** ONC Rep. Initials: **SW**

WILSON &COMPANY

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

CERTIFIED MAIL

05 August, 2008

Dave Heil
Volcano Cliff's Property Owner Association
160 Itasca Road
Rio Rancho, NM 87124
(505) 228-7189

Re: **Neighborhood Association Notification**
Extension of Subdivision Improvements Agreement for Vista Vieja – Unit One

Dear Mr. Heil:

This letter is to inform the **Volcano Cliff's Property Owners Association** that Wilson & Company, Inc., acting as agents for KB HOME New Mexico, Inc., is requesting approval for a 2-year extension of the Subdivision Improvements Agreement. While construction of 98% of the infrastructure on this project is complete, the extension is necessary to complete offsite drainage improvements to the west of the site.

Attached is a vicinity map showing the location of this project for your reference.

The City of Albuquerque Development Review Board will hold a public hearing on Wednesday, September 3, 2008 at 9:00 a.m. at Plaza Del Sol, 600 Second Street NW, Hearing Room, Lower Level. If you have any questions for the City Planning Staff, please contact the Planning Department at (505) 924-3860.

If you have any questions concerning this project, please contact me at (505) 348-4191.

WILSON & COMPANY

Kristine Susco
Project Manager
Email: kisusco@wilsonco.com

WILSON &COMPANY

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

CERTIFIED MAIL

05 August, 2008

Rene Horvath
Taylor Ranch N.A.
5515 Palomino Dr. NW
Albuquerque, NM 87124
(505) 898-2114

Re: **Neighborhood Association Notification**
Extension of Subdivision Improvements Agreement for Vista Vieja – Unit One

Dear Ms. Horvath:

This letter is to inform the Taylor Ranch Neighborhood Association that Wilson & Company, Inc., acting as agents for KB HOME New Mexico, Inc., is requesting approval for a 2 year extension of the Subdivision Improvements Agreement. While construction of 98% of the infrastructure on this project is complete, the extension is necessary to complete offsite drainage improvements to the west of the site.

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WILSON & COMPANY

Kristine Susco
Project Manager
Email: kisusco@wilsonco.com

WILSON &COMPANY

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
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Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

CERTIFIED MAIL

05 August, 2008

Brett Lopez
Taylor Ranch N.A.
4815 Northern Trail NW
Albuquerque, NM 87120
(505) 836-7831

Re: **Neighborhood Association Notification**
Extension of Subdivision Improvements Agreement for Vista Vieja – Unit One

Dear Mr. Lopez:

This letter is to inform the Taylor Ranch Neighborhood Association that Wilson & Company, Inc., acting as agents for KB HOME New Mexico, Inc., is requesting approval for a 2 year extension of the Subdivision Improvements Agreement. While construction of 98% of the infrastructure on this project is complete, the extension is necessary to complete offsite drainage improvements to the west of the site.

Attached is a vicinity map showing the location of this project for your reference.

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If you have any questions concerning this project, please contact me at (505) 348-4191.

WILSON & COMPANY

Kristine Susco
Project Manager
Email: kisusco@wilsonco.com

WILSON &COMPANY

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
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Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

CERTIFIED MAIL

05 August, 2008

Bill Wright
Volcano Cliff's Property Owner Association
4112 Blue Ridge Pl. NE
Albuquerque, NM 87111
(505) 872-0523

Re: **Neighborhood Association Notification**
Extension of Subdivision Improvements Agreement for Vista Vieja – Unit One

Dear Mr. Wright:

This letter is to inform the Volcano Cliff's Property Owners Association that Wilson & Company, Inc., acting as agents for KB HOME New Mexico, Inc., is requesting approval for a 2-year extension of the Subdivision Improvements Agreement. While construction of 98% of the infrastructure on this project is complete, the extension is necessary to complete offsite drainage improvements to the west of the site.

Attached is a vicinity map showing the location of this project for your reference.

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If you have any questions concerning this project, please contact me at (505) 348-4191.

WILSON & COMPANY

Kristine Susco
Project Manager
Email: kisusco@wilsonco.com

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Total Postage & Fees	$ $5.32	08/06/2008

Sent to: Bill Wright / Volcano Cliffs
Street: 4112 Blue Ridge Pl. NE
City: Albuquerque, NM 87111

PS Form 3800, August 2006 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	$2.20	Postmark Here AUG 6 2008
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.32	08/06/2008

Sent to: Dave Heil / Volcano Cliffs
Street: 160 Itasca Road
City: Rio Rancho, NM 87124

PS Form 3800, August 2006 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	$2.20	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.32	08/06/2008

Sent to: Brett Lopez / Taylor Ranch N/A
Street: 4815 Northern Trail NW
City: Albuquerque, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

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Certified Fee	$2.70	03
Return Receipt Fee (Endorsement Required)	$2.20	Postmark Here AUG 6 2008
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.32	08/06/2008

Sent to: Rene Horvath / Taylor Ranch N/A
Street: 5515 Palomino Dr. NW
City: Albuquerque, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from AUGUST 19, 2008 To SEPTEMBER 3, 2008

5. REMOVAL

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

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

[signature] (Applicant or Agent) 8-6-08 (Date)

I issued 2 signs for this application, 08/06/08 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1003470

Rev. 1/11/05

WILSON
&COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
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Fort Worth
Houston
Kansas City
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
San Diego

Wilson & Company
Latin America, LLC

7 March, 2007

Ms Sheran Matson, AICP
Development Review Board Chair
Plaza del Sol, 600 Second St., NW
Albuquerque, NM 87102

re: Vista Vieja Subdivision Site Development Plan requested amendment
CoA Project #1003470

Ms Matson,

This letter is to request an amendment to Note 11 of the Vista Vieja R-D Site Development Plan signed March 9, 2005. This amendment would allow KB Home to meet home buyer's requests for floor plan options requiring a lesser setback than allowable under R-T Zone requirements. The requested amendment inserts the phrase "and the minimum rear-yard setback shall be 5 feet" into Note 11 such that Note 11 states:

> Each dwelling unit shall comply with RT Zone setback requirements,
> with the exception that the minimum front yard setback shall be 10 feet
> and the minimum rear yard setback shall be 5 feet (for alley loaded lots).

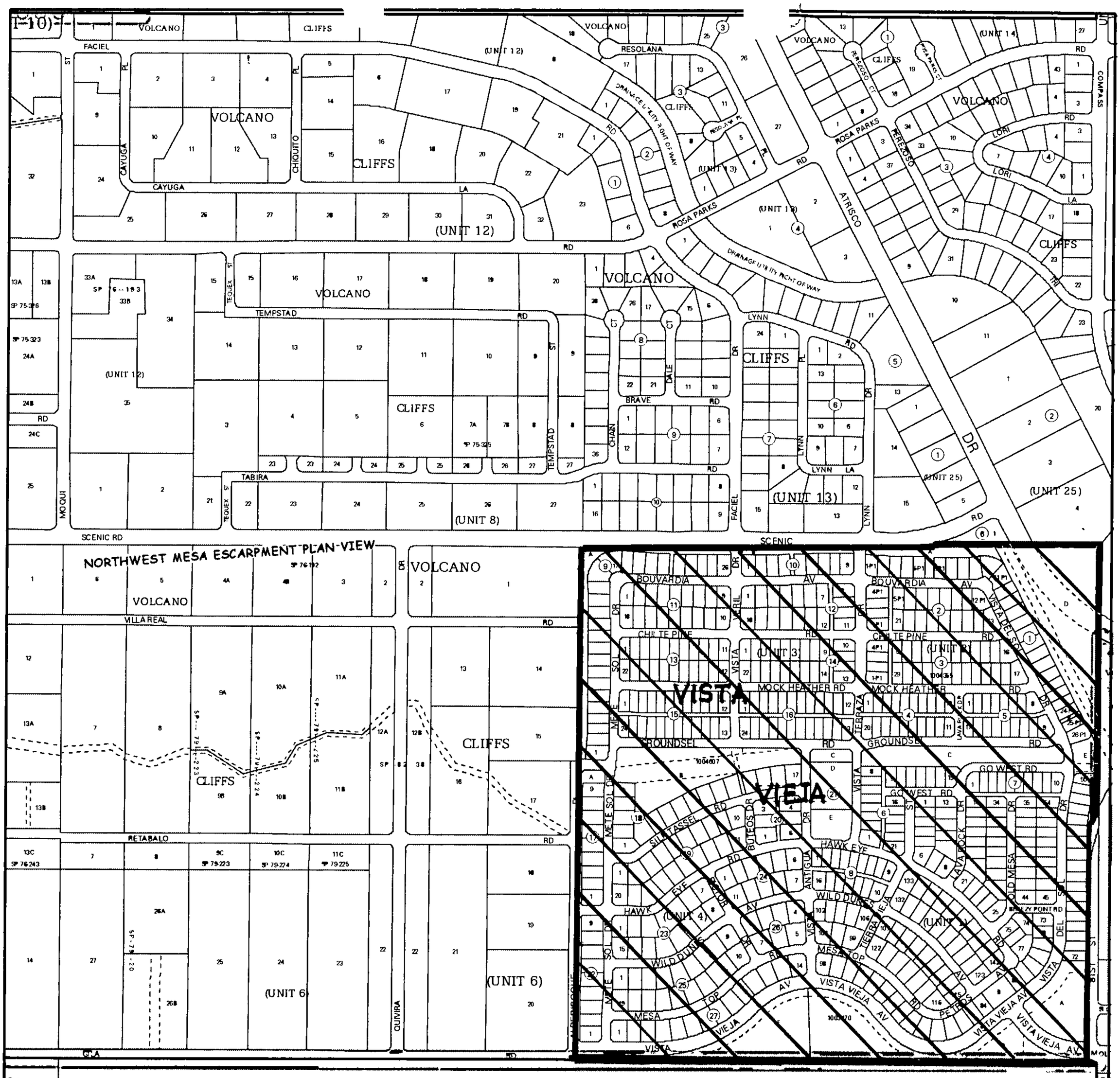
The Vista Vieja Site Development Plan signed September 29, 2004 was revised in March, 2005 in acknowledgment of the then-evolving Volcano Heights Sector Development Plan (VHSDP) and among other changes, incorporated alley loaded lots into the subdivision. The subdivision is zoned R-D, subject to setback requirements described by the R-T Zone unless noted on the Site Development Plan. The alley loaded lots in Vista Vieja satisfy the VHSDP description of Suburban Residential Small Lots. The front yard setback of 10 feet described by Note 11 matches that required in the R-T Zone and in the VHSDP. The rear yard setback for alley loaded lots was not addressed in Note 11- 15 feet is required in the R-T Zone and 5 feet in the VHSDP for Suburban Residential Small Lots. This amendment allows building setbacks to comply with the VHSDP for residential lots within Vista Vieja Subdivision with vehicle access only to the rear yard from an alley.

Vista Vieja Unit 1: approved 10/5/05 (05DRB-01493, Project #1003470),
Vista Vieja Unit 2: approved 9/20/06 (06DRB-01340, Project #1004355), and
Vista Vieja Units 3 & 4: approved 10/11/06 (06DRB-01427, Project #1004607).

Please contact me if there is a question or need for additional information.

Thank you,

Robert MacLake, P.E.

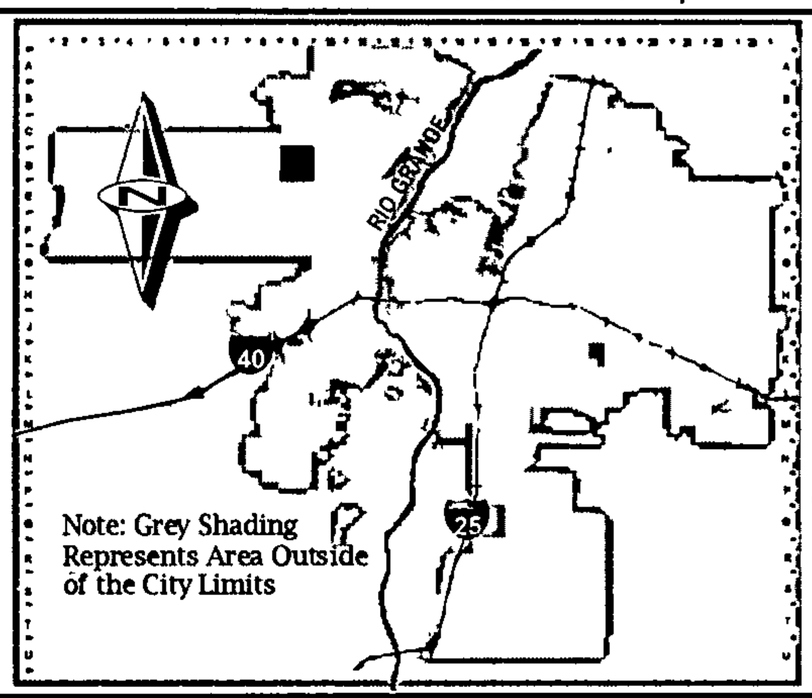


NORTHWEST MESA ESCARPMENT PLAN CONSERVATION

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

Albuquerque Geographic Information System

Map amended through: 2/18/2007



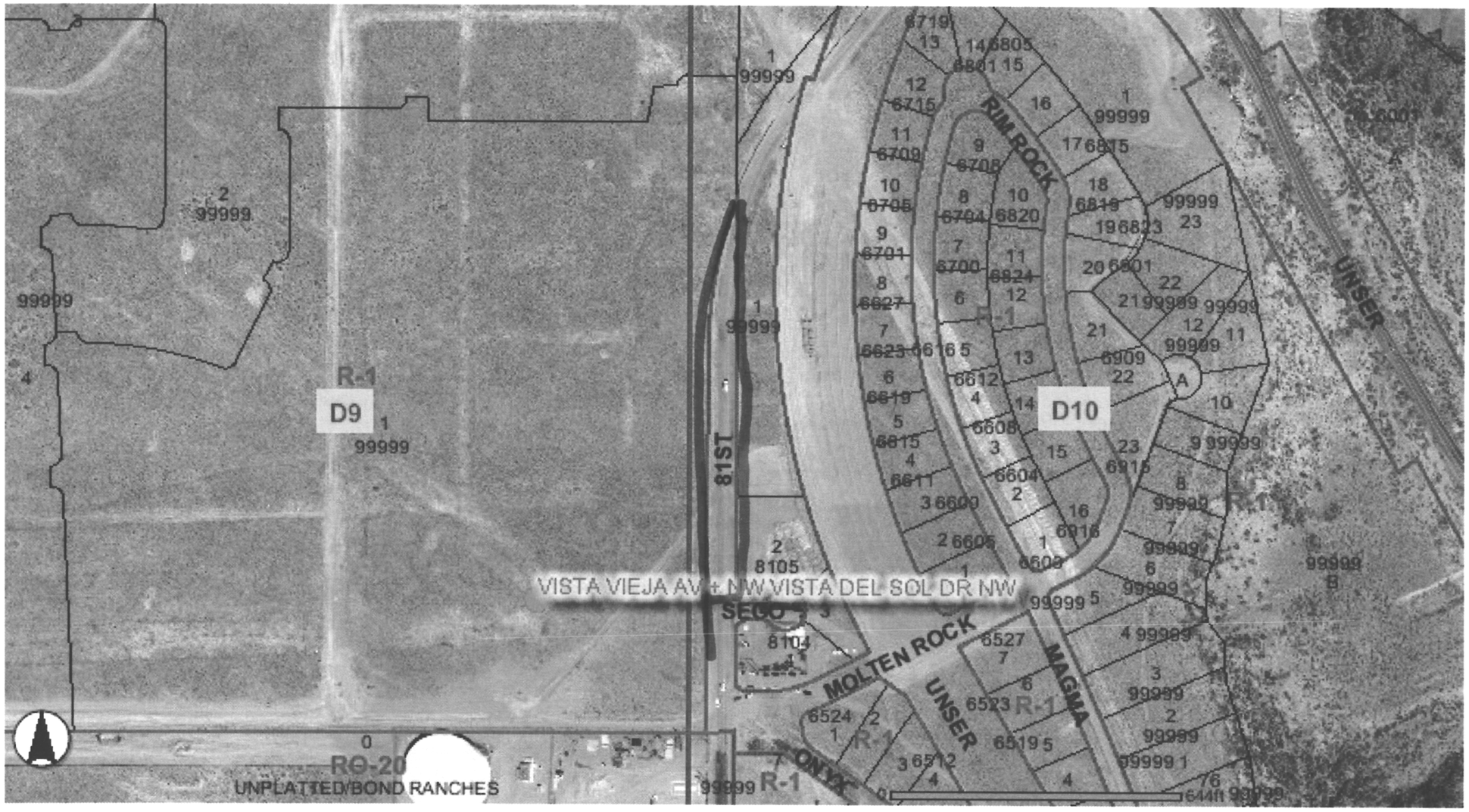
Zone Atlas Page:

D-09-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


D9
D10
R-1
RO-20
UNPLATTED/BOND RANCHES
81ST
RIM ROCK
UNSER
MOLTEN ROCK
MAGMA
ONYX
VISTA VIEJA AV
NW VISTA DEL SOL DR NW
SEGO

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

PAID RECEIPT

APPLICANT NAME KB Homes New Mexico

AGENT Wilson & Company

ADDRESS 4900 Lang

PROJECT & APP # 1003470 / 06DRB - 00165

PROJECT NAME Vista Vesa

$ 20.50 441032/3424000 **Conflict Management Fee**

$ 300.00 441006/4983000 **DRB Actions**

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

$ 75.50 441018/4971000 **Public Notification**

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

$ 395.50 **TOTAL AMOUNT DUE**

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

City Of Albuquerque
Treasury Division

2/8/2006 9:43AM LOC: ANNX
RECEIPT# 00052299 WS# 008 TRANS# 0007
Account 441018 Fund 0110
Activity 4971000 TRSCCS
Trans Amt $395.00
J24 Misc $75.00
CK $395.00
CHANGE $0.00

Thank You

City Of Albuquerque
Treasury Division

2/8/2006 9:43AM LOC: ANNX
RECEIPT# 00052298 WS# 008 TRANS# 0007
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt $395.00
J24 Misc $300.00
CK $395.00
CHANGE $0.00

Thank You

City Of Albuquerque
Treasury Division

2/8/2006 9:43AM LOC: ANNX
RECEIPT# 00052297 WS# 008 TRANS# 0007
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $395.00
J24 Misc $20.00

Thank You

DRB

AA DRB

Completed 3/22/07

APPLICATION NO. 07AA-00285	PROJECT NO. 1003470
PROJECT NAME Vista Vieja Sub	
EPC APPLICATION NO.	
APPLICANT / AGENT Wilson & Co.	PHONE NO. 348-4024
ZONE ATLAS PAGE D-9	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	

ONE STOP COMMENT FORM LOG

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED NDK	DATE 3/8/07	DATE

COMMENTS:

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED WG	DATE 3-8-07	DATE

COMMENTS:

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 3/09/07	DATE

COMMENTS:

Revised 3/3/04

(Return form witli plat / site plan)

DRB

APPLICATION NO. 07AA-00285	PROJECT NO. 1003470
PROJECT NAME Vista Vieja Sub.	
APPLICANT / AGENT Wilson & Co.	PHONE NO. 348-4024
ZONE ATLAS PAGE D-9	DATE SUBMITTED 3-7-07

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)

(rev. 7/03)

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____
Administrative Amendments (AA's)	F:3-7-07 D:_____ F:_____ D:_____ A:3/7/07	F:3/8/07 D:_____ F:_____ D:_____ A:3/8/07		F:_____ D:_____ F:_____ D:_____ A:_____	F:3/9/07 D:_____ F:_____ D:_____ A:3/9/07	
Minor Plat / Major Final Plat	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____		F:_____ D:_____ F:_____ D:_____ A:_____
Vacation-Private Easement	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____		F:_____ D:_____ F:_____ D:_____ A:_____

Project Number 1003470

called and left a message 3-9-07

First Review-Total City Days	
Second Review-Total City Days	
Third Review-Total City Days	
Subtotal	
Total Number of Developer Days (from back of form)	
Total Days	

*Business Days
**Pulled by Agent (P)

F = forwarded
D = disapproved
A = approved

PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

First Review

Called Applicant: _____ Date Returned: _____ Developer Days: _____

Date Released: _____

Print Name: _____

Signed: _____

Second Review

Called Applicant: _____ Date Returned: _____ Developer Days: _____

Date Released: _____

Print Name: _____

Signed: _____

Third Review

Called Applicant: _____ Date Returned: _____ Developer Days: _____

Date Released: _____

Print Name: _____

Signed: _____

Fourth Review

Called Applicant: _____ Date Returned: _____ Developer Days: _____

Date Released: _____

Print Name: _____

Signed: _____

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 AMENDMENT — **P**
- X for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE — **D**
- ___ 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)

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.

APPLICANT INFORMATION:

NAME: KB Home New Mexico PHONE: 505-353-5300

ADDRESS: 6330 Riverside Plaza Lane, NW Ste. 200 FAX: ___

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: ___

Proprietary interest in site: Owner **List all owners**: KB Home New Mexico, Inc.

AGENT (if any): Wilson & Company, Inc. (Robert MacLake, P.E.) PHONE: 505-348-4024

ADDRESS: 4900 Lang Avenue, NE FAX: 505-348-4072

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rsmaclake@wilsonco.com

DESCRIPTION OF REQUEST: Amend note 11 to include 'min. 5 foot rear yard setback on alley loaded lots'.

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

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

Lot or Tract No. All lots within Units 1- 4 Block: - Unit: 1 thru 4

Subdiv. / Addn. Vista Vieja Subdivision

Current Zoning: R-D Proposed zoning: R-D

Zone Atlas page(s): D-9 No. of **existing** lots: 592 No. of **proposed** lots: 592

Total area of site (acres): 164 acres Density if applicable: dwellings per gross acre: ___ dwellings per net acre: ___

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

UPC No. ___ MRGCD Map No. ___

LOCATION OF PROPERTY BY STREETS: On or Near: west of 81st Street/ Unser Blvd, NW

Between: Scenic Road, NW and Vista Vieja Avenue, NW

CASE HISTORY:

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

05DRB-01493 (#1003470, 06DRB-01340 (#1004355)& 06DRB-01427 (#1004607)

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

SIGNATURE ___ DATE 3.7.07

(Print) Robert MacLake ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
07AA-00285	Vac	$4	$45.00
			$
			$
			$
			$
			$
			Total $45.00

Hearing date ___

Project # 1003470

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE**

__ Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
__ Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Solid Waste Management Department signature on Site Plan if relevant
__ Blue-line copy of Site Plan with Fire Marshal's stamp
__ Copy of the LUCC approval if the site is in an historic overlay zone
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

☑ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION**
☐ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**
☐ **CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY**

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

X Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) **5** copies
✓ Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) **1** copy
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing and justifying the request
✓ Letter of authorization from the property owner if application is submitted by an agent
✓ Copy of EPC or DRB Notice of Decision (not required for WTF)
✓ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required <u>if the square footage change is 2% or more of any building's gross floor area</u>

__ Notifying letter & certified mail receipts addressed to owners of adjacent properties
__ Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for <u>wireless telecommunications facilities</u> that are <u>concealed</u> and/or <u>subject to site development plan review</u>, the following materials are required for application submittal in addition to **all** those listed above:

__ Co-location evidence as described in *Zoning Code* §14-16-3-17(A)(5)
__ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
__ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
__ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
__ Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
__ Registered Engineer's stamp on the Site Development Plans
__ Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

Robert MacLane
Applicant name (print)

Applicant signature / date 3.7.07

Form revised June 04, **October 2004**

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

Application case numbers
07AA - ____ - 00285
____ - ____ - ____
____ - ____ - ____

Planner signature / date

Project # 1003470

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

PAID RECEIPT

APPLICANT NAME KB Home New Mexico

AGENT Wilson & Company

ADDRESS 4900 Lang Ave

PROJECT & APP # 1003470/07AA-00285

PROJECT NAME _____

$ _____ 441032/3424000 **Conflict Management Fee**

$ _____ 441006/4983000 **DRB Actions**

$ 45.00 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ _____ 441018/4971000 **Public Notification**

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

$ 45.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

3/7/2007 4:11PM LOC: ANNX
RECEIPT# 00072273 WS# 008 TRANS# 0041
Account 441006 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $45.00
J24 Misc $45.00
CA $45.00
CHANGE $0.00

Thank You

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 9, 2005 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 a.m. Adjourned: 11:50 a.m.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1003703**
   05DRB-00150 Major-Preliminary Plat Approval
   05DRB-00151 Major-Vacation of Pub Right-of-Way
   05DRB-00153 Minor-Temp Defer SDWK

   THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15,16,19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES)** zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] *[Deferred from 2/23/05 & 3/9/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

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

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

7. Project # 1003470
05DRB-00339 Minor-Amnd SiteDev Plan Subdivision

WILSON & COMPANY agent(s) for MESA VERDE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, LANDS OF MONTBEL-KUSSUBA, (to be known as **VISTA VIEJA**) zoned R-D, located on 81ST ST NW, between SCENIC BLVD NW and GILA NW containing approximately 158 acre(s). [REF: Z-85-84 AX-85-20 DRB-97-274, 04DRB00824, 04DRB01460] (D-9) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

8. Project # 1003874
05DRB-00342 Minor-Subd Design (DPM) Variance

ISAACSON & ARFMAN, P.A. agent(s) for CURB, INC request(s) the above action(s) for all or a portion of Tract(s) 16-E, **EL RANCHO GRANDE, UNIT 16,** zoned R-D, located at the west terminus of GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB-01892, 04DRB-0717, 05DRB-00032, 05DRB-00033, 05DRB-00034, 05DRB-00035, 05DRB-00126, 05DRB-00199](N-8) **A SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

9. Project # 1001133
05DRB-00337 Minor - Ext of SIA for Temp Deferral of Sidewalk

THE TRIAD GROUP request(s) the above action(s) for all or a portion of Tract(s) 6, 9, 11, 23 & 29, **PARADISE TERRACE,** zoned R-1, located on GOLF COURSE RD NW, between MCMAHON NW and DRIFTWOOD NW containing approximately 10 acre(s). [REF: 01DRB00373, 03DRB00572] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE — **D**
- ___ 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)

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.

APPLICANT INFORMATION:

NAME: KB HOME NEW MEXICO PHONE: 505.353.5300

ADDRESS: 6330 RIVERSIDE PLAZA LANE NW SUITE 200 FAX: 505-897-4479

CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL:

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

AGENT (if any): WILSON & COMPANY, INC PHONE: 348-4000

ADDRESS: 4900 LANG AVE. NE FAX: 348-4055

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:

DESCRIPTION OF REQUEST: VACATION OF 81ST STREET, NW - NORTH OF SEGO COURT NW APPROX 700 LF, 45,000 SF, 1.04 ACRES.

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

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

Lot or Tract No. 81ST STREET RIGHT-OF-WAY Block: Unit:

Subdiv. / Addn. BETWEEN VISTA VIEJA SUBDIVISION UNIT I & UNSER CLIFFS SUBDIVISION

Current Zoning: N.A Proposed zoning: R-D AS ADJACENT PARCELS

Zone Atlas page(s): D-9 No. of **existing** lots: — No. of **proposed** lots: —

Total area of site (acres): 1.04 Density if applicable: dwellings per gross acre: — dwellings per net acre: —

Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill?

UPC No. N/A MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: 81ST STREET NORTH OF SEGO COURT NW

Between: SEGO COURT / UNSER NW and END OF 81ST STREET RIGHT-OF-WAY

CASE HISTORY: Per Sheran Vista del Sol NW

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): UNSER CLIFFS SUBD. DRB #03-014-31, VISTA VIEJA SUBDIVISION UNIT I - DRB 04-01523

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

SIGNATURE DATE 6 FEB 06

(Print) ROBERT MACLAKE ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

	Application case numbers	Action	S.F.	Fees
✓ INTERNAL ROUTING				
✓ All checklists are complete	06DRB-____-00165	JRW	V	$ 300
✓ All fees have been collected	____-____-____	CMS	___	$ 20.00
✓ All case #s are assigned	____-____-____	ADV	___	$ 75.50
✓ AGIS copy has been sent	____-____-____	____	___	$ ____
✓ Case history #s are listed	____-____-____	____	___	$ ____
✓ Site is within 1000ft of a landfill	____-____-____	____	___	$ ____
✓ F.H.D.P. density bonus				Total
✓ F.H.D.P. fee rebate	Hearing date 3/8/06			$ 395.50

Ki Sis 2/8/06

Project # 1003470

WILSON &COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino

Wilson & Company
Latin America, LLC

Ms. Sheran Matson, AICP
Development Review Board Chair
City of Albuquerque

RE: Vista Vieja Site Development Plan and Landscaping Plan
Tracts 1A,1B,2A,&2B Kassuba-Montbel Lands

September 20, 2004

Dear Ms. Matson:

Enclosed are six copies of the Vista Vieja Site Development Plan and Landscaping Plan for DBR review and approval. Previously, Vista Vieja was submitted for Sketch Plat review (May 2, 2004 DRB #1003470).

The subject property is currently zoned R-D Residential and Related Uses, Developing Area (see Jack Basye letter dated 6/22/04 attached).

It is our intent to develop the property with single family detached homes with a range of lot widths and areas (minimum 45' wide x 105'deep, 4,7250 SF); therefore per Section 14-16-2-14(B) of the Zoning Code, we are seeking approval by the Planning Director for uses of the R-T zone. Our discussions with Mr. Richard Dineen indicate that this matter should be delegated to the DRB per Section 7-14-18-C: "Permissive Uses, in areas not covered by an adopted Sector Development Plan, but pursuant to a Site Development Plan and Landscaping Plan approved by the Planning Director. Uses permissive in the R-T zone, subject to all controls of the R-T zone." For reference, we are aware of a recent case which was similarly zoned and reviewed by the DRB under this Section of the Zoning Code (04DRB-00894).

The Site Development Plan and Landscaping Plan have been designed to comply with the Northwest Mesa Escarpment Plan.

Please schedule this request for the DRB meeting of September 29, 2004.

If there is any question regarding this request, please contact Robert MacLake at 348-4024 or the developer directly (William Allen 440-7262).

Sincerely,

Wilson & Company

Robert MacLake, P.E.

Xc: Mr. Richard Dineen, Planning Director

Mr. Robert MacLake, P.E.
Wilson & Company, Inc., Engineers and Architects
4900 Lang Ave, NE
Albuquerque, NM 87109

RE: Vista Vieja Subdivision, Units 1-4

March 7, 2007

Dear Sir:

KB Home New Mexico, Inc. hereby authorizes Wilson & Company, Inc., Engineers and Architects to act as our agent for platting and zoning matters before the Albuquerque Planning Department concerning Vista Vieja Subdivision located in the City of Albuquerque.

Sincerely,

KB Home New Mexico, Inc.

3/07/2007

Gary Jenkins, Vice President- Land Date

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 8, 2006

5. Project # 1003470
06DRB-00165 Major-Vacation of Pub Right-of-Way

WILSON & COMPANY INC agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for property located between Vista Veja Unit 1 & Unser Cliffs Subdivision, vacating a portion of 81st Street, **VISTA VIEJA SUBDIVISION, UNIT 1,** located between UNSER BLVD NW AND VISTA DEL SOL DR NW and containing approximately 1 acre(s). [REF: 03DRB-01431, 04DRB-01523] (D-9)

At the March 8 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

2. There is no convincing evidence that any substantial property right is

   being abridged against the will of the owner of the right.

CONDITIONS:

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

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

3. The required water line easements are retained/granted with the replat.

If you wish to appeal this decision, you must do so by March 23, 2006, in the manner described below.

OFFICIAL NOTICE OF DECISION

PAGE 2

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.)

Sheran Matson, AICP, DRB Chair

Cc: KB Home of New Mexico, 6330 Riverside Plaza Ln NW, Suite 200, 87120
Wilson & Company Inc., Attn: Robert MacLake, 4900 Lang Ave NE, 87109
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003470 AGENDA#: 5 DATE: 3/8/06

1. Name: Robert MacLake Address: Wilson & Co. Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003470 **AGENDA ITEM NO: 5**

SUBJECT:

Vacation

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 8, 2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 8, 2006

Project # 1003470
06DRB-00165 Major-Vacation of Pub Right-of-Way

WILSON & COMPANY INC agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for property located between Vista Veja Unit 1 & Unser Cliffs Subdivision, vacating a portion of 81st Street, **VISTA VIEJA SUBDIVISION, UNIT 1,** located between UNSER BLVD NW AND VISTA DEL SOL DR NW and containing approximately 1 acre(s). [REF: 03DRB-01431, 04DRB-01523] (D-9)

AMAFCA — No adverse comments.

COG — No adverse comments.

Transit — No objection to the request.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination — No Association(s).

APS The request for a vacation of right-of-way is part of a larger master planned development known as **Vista Vieja**. Vista Vieja is planned to be develop over four phases and will consist of approximately 580 to 600 single-family dwelling units. Phase I (known as Vista Vieja Unit 1) is already under construction. The remaining phases are estimated to be complete by 2008. Vista Vieja Subdivision will impact Marie Hughes Elementary, LBJ Middle School, and Cibola High School. Currently, all three schools are nearing or exceeding capacity.

School	2005-06 40 Day Count	Capacity	Space Available
MARIE M HUGHES	719	770	51
L. B. JOHNSON	1,124	1,175	51
CIBOLA HS	2,977	2,440	-537

In order to provide relief for Cibola High School, a new northwest high school is planned to open with a 9th grade academy in 2007. The rest of the high school will open in 2008, contingent upon available funding.

APS

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

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

All planned additions to existing educational facilities are contingent upon taxpayer approval.

Police Department	No comments received.
Fire Department	No adverse comments.
PNM Electric & Gas	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer

The Hydrology section has no objection to the vacation request. What adjoining property will this R/W be incorporated into?

Transportation Development

Who controls Lot 1? There is no access from Unser. Unsure of what infrastructure may be required with the platting action.

Parks & Recreation — Defer to Transportation.

Utilities Development

No objection to Vacation request with the condition that required water line easements are retained/granted with the replat.

Planning Department

No objection. Defer to the Traffic Engineer.

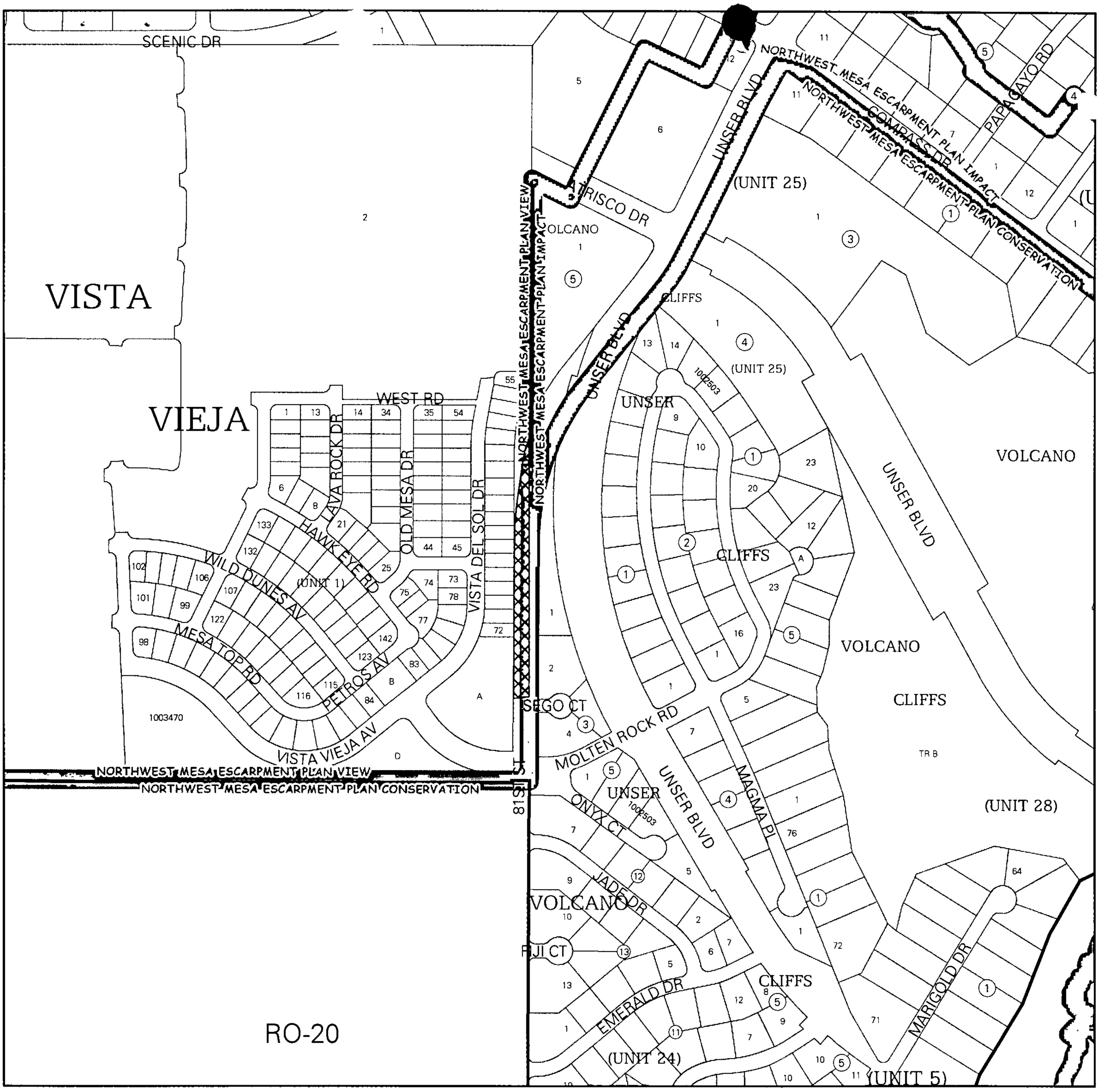
If approved, the vacation must be recorded within in one year on a plat approved by DRB.

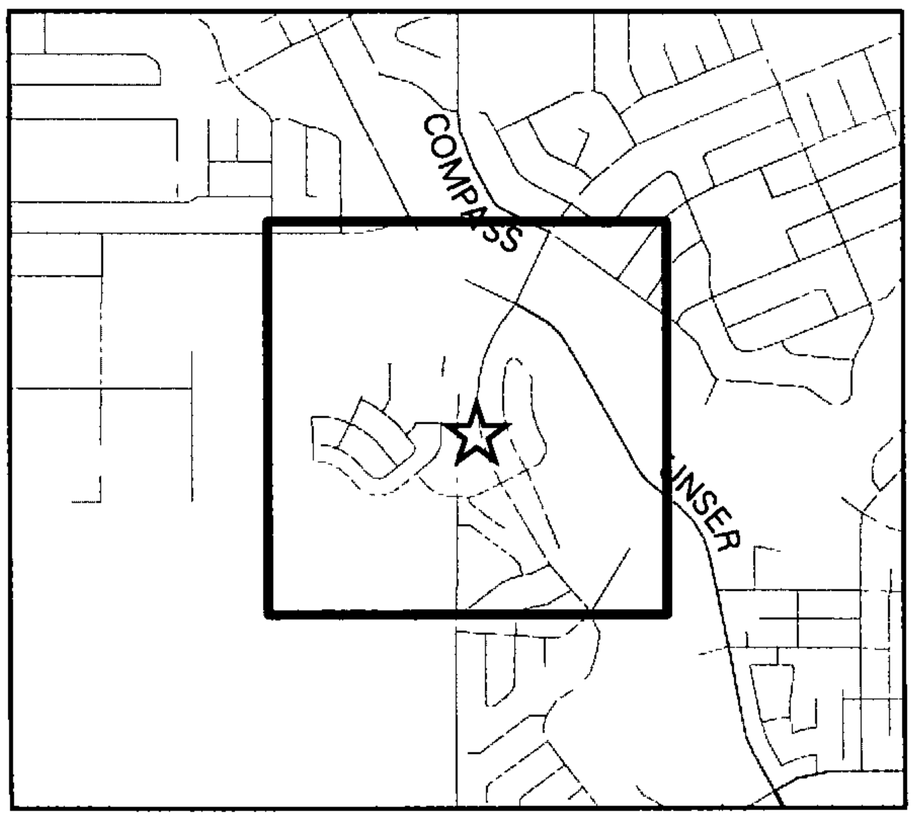
Impact Fee Administrator

No comment on proposed vacation of public right-of-way.

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

cc: KB Home of New Mexico, 6330 Riverside Plaza Ln NW, Suite 200, 87120
Wilson & Company Inc., 4900 Lang Ave NE, 87109





ZONING MAP

Note Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1003470
Hearing Date:
3/8/06
Zone Map Page:
D-9
Additional Case Numbers:
06DRB-00165

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

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06DRB-00165 Major-Vacation of Pub Right-of-Way

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 20, 2006.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, March 8, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002992
06DRB-00175 Major-Two Year SIA

CALVERT MENICUCCI PC, JOHN REBSTOCK agent(s) for GBH CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND,** zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW containing approximately 2 acre(s). [REF: 03DRB01623, 03DRB02138] (K-9)

Project # 1000390
06DRB-00162 Major-Vacation of Public Easements
06DRB-00163 Minor-Prelim&Final Plat Approval

HALL SURVEYING CO. agent(s) for STUART C SHERMAN request(s) the above action(s) for all or a portion of Tract(s) H-4-A, **VENTANA SQUARE @ VENTANA RANCH,** zoned SU-1 for restricted C-2 uses, special use zone, located on PARADISE BLVD NW, between UNIVERSE BLVD NW and VIVALDI NW containing approximately 1 acre(s). (B-10)

Project # 1000539
06DRB-00176 Major-Vacation of Public Easements
06DRB-00177 Minor-Vacation of Private Easements
06DRB-00178 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for HOPE CHRISTIAN SCHOOL INC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) A, Lot(s) 6, 7, 10 & 26 together with Lot(s) 8A & 9A1, **NORTH ALBUQUERQUE ACRES UNIT A,** zoned SU-1 for private school, special use zone, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 7 acre(s). [REF: Z-87-42, DRB-95-461, Z-95-4, Z-96-126, Z-98-65] (D-18)

Project # 1002176
06DRB-00168 Major-Vacation of Public Easements
06DRB-00169 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of land in SW ¼ - NW ¼ , Section 26, T10N, R4E together with Tract(s) E-1, **NORTH FOUR HILLS,** zoned SU-1 special use zone, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF: 04DRB-00960, 00961, 00962, 04DRB00963, 00964, 01071, 04DRB01072, 05DRB01178, 06DRB00092] (L-23)

SEE PAGE 2 . . . .

CITY OF ALBUQUERQUE

Planning Department

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1003470
06DRB-00165 Major-Vacation of Pub Right-of-Way

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Development Review Board

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06DRB-00162 Major-Vacation of Public Easements
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06DRB-00168 Major-Vacation of Public Easements
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SEE PAGE 2 . . . .

CITY OF ALBUQUERQUE

Planning Department

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

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SEE PAGE 2 . . . .

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: MARCH 8, 2006
Zone Atlas Page: D-9-Z
Notification Radius: 100 Ft.

Project# 1003470
App#06DRB-00165

Cross Reference and Location: 81ST STREET NORTH OF SEGO COURT NW BETWEEN SEGO COURT AND END OF 81ST STREET RIGHT-OF-WAY

Applicant: KB HOME NEW MEXICO
Address: 6330 RIVERSIDE PLAZA LANE NW STE # 200
ALBUQUERQUE, NM 87120

Agent: WILSON & COMPANY INC.
4900 LANG AVE NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: FEBRUARY 17, 2006
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1003470
Application# _____

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
D-9	1009063	397-094	401-14	✓ Dup
		387-024	13	✓ Dup²
D-9	1009062	264-264	101-64	✓ COA
	1009063	397-181	401-15	✓ Dup²
	1010063	021-181	307-10	✓
		004-096	04	✓
		008-036	03	✓
		020-022	02	✓
		008-012	01	✓
	1010062	029-526	207-07	✓ Dup
		034-525	06	✓ Dup²
		040-522	05	✓ Dup²
		048-515	04	✓ Dup²
		059-498	03	✓ Dup²
		015-517	09	✓
	1010063	043-149	303-37	✓ Dup
		039-139	38	✓ Dup²
		035-128	39	✓ Dup²
		032-106	40	✓ Dup²
		032-095	41	✓ Dup²
		032-092	42	✓ Dup²
		032-085	43	✓ Dup²
		033-074	44	✓ Dup²
		035-065	45	✓

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1003470
Application# _____

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
D-10	1010063	038-055	303-46	✓
		041-047	47	✓ Dup 2
		045-038	48	✓
		050-029	49	✓
		059-012	322-02	✓
		065-002	01	✓ Dup
	1010062	072-526	203-45	✓ Dup 2
		077-518	44	✓ Dup 2

mainframe@coa1mp3.cabq.gov
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cc
bcc
Subject

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1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01009063                ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01009063397094401l4     LEGAL: TRAC T 1- B LAND DIVISION PLAT FOR
KASSUBA-MONTBEL L  LAND USE:
                        PROPERTY ADDR: 00000   N/A
                           OWNER NAME: SPS LLC
                           OWNER ADDR: 08300   CARMEL                  AV NE
ALBUQUERQUE NM        87122
01009063387024401l3     LEGAL: TRAC T 1- A LAND DIVISION PLAT FOR
KASSUBA-MONTBEL L  LAND USE:
                        PROPERTY ADDR: 00000   N/A
                           OWNER NAME: SPS LLC
                           OWNER ADDR: 08300   CARMEL                  AV NE
ALBUQUERQUE NM        87122
01009062264264101l64    LEGAL: ALL  SEC  28 11N 2E
LAND USE:
                        PROPERTY ADDR: 00000   N/A
                           OWNER NAME: CITY OF ALBUQUERQUE
                           OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM        87103
01009063397181401l5     LEGAL: TRAC T 2- B LAND DIVISION PLAT FOR
KASSUBA-MONTBEL L  LAND USE:
                        PROPERTY ADDR: 00000   N/A
                           OWNER NAME: SPS LLC
                           OWNER ADDR: 08300   CARMEL                  AV NE
ALBUQUERQUE NM        87122
01010063021181307l0     LEGAL: 001  005V OLCANO CLIFFS UNIT 25
LAND USE:
                        PROPERTY ADDR: 00000   N/A
                           OWNER NAME: LAKE DON C & ALDRICH CHILTON
                           OWNER ADDR: 01200   TAM O'SHANTER           DR
BAKERSFIELD CA        93309
01010063004096307l4     LEGAL: LT 1  BLK  3 PLAT OF UNSER CLIFFS SUBDIVISION
CONT   LAND USE:
                        PROPERTY ADDR: 00000
                           OWNER NAME: METRO STEVE J
                           OWNER ADDR: 04900   LANG                    AV NE
ALBUQUERQUE NM        87109
01010063008036307l3     LEGAL: LT 2  BLK  3 PLAT OF UNSER CLIFFS SUBDIVISION
CONT   LAND USE:
                        PROPERTY ADDR: 00000   SEGO
                           OWNER NAME: SANDOVAL ALBERT L
                           OWNER ADDR: 04615   SAM BRATTON             AV NW
ALBUQUERQUE NM        87114
01010063020022307l2     LEGAL: LT 3  BLK  3 PLAT OF UNSER CLIFFS SUBDIVISION
CONT   LAND USE:
                        PROPERTY ADDR: 00000   SEGO
                           OWNER NAME: HOMES BY LILLIAN INC
                           OWNER ADDR: 00400   SESAME                    SW
ALBUQUERQUE NM        87105
```

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0101006300801230701   LEGAL: LT 4  BLK  3 PLAT OF UNSER CLIFFS SUBDIVISION
CONT   LAND USE:
                      PROPERTY ADDR: 00000   SEGO
                         OWNER NAME: DAVISON JAMES PAUL & AMANDA S
                         OWNER ADDR: 09180   COORS                    BL NW
ALBUQUERQUE NM       87120
0101006202952620707   LEGAL: LT 1  BLK  5 PLAT OF UNSER CLIFFS SUBDIVISION
CONT   LAND USE:
                      PROPERTY ADDR: 00000   ONYX
                         OWNER NAME: MIRANDA AUDILIO
                         OWNER ADDR: 06320   CATHY                        NE
ALBUQUERQUE NM       87109
0101006203452520706   LEGAL: LT 2  BLK  5 PLAT OF UNSER CLIFFS SUBDIVISION
CONT   LAND USE:
                      PROPERTY ADDR: 00000   ONYX
                         OWNER NAME: MIRANDA AUDILIO
                         OWNER ADDR: 06320   CATHY                      NE
ALBUQUERQUE NM       87109
0101006204052220705   LEGAL: LT 3  BLK  5 PLAT OF UNSER CLIFFS SUBDIVISION
CONT   LAND USE:
                      PROPERTY ADDR: 00000   ONYX
                         OWNER NAME: MIRANDA AUDILIO
                         OWNER ADDR: 06320   CATHY                      NE
ALBUQUERQUE NM       87109
0101006204851520704   LEGAL: LT 4  BLK  5 PLAT OF UNSER CLIFFS SUBDIVISION
CONT   LAND USE:
                      PROPERTY ADDR: 00000   ONYX
                         OWNER NAME: MIRANDA AUDILIO
                         OWNER ADDR: 06320   CATHY                      NE
ALBUQUERQUE NM       87109
0101006205949820703   LEGAL: LT 5  BLK  5 PLAT OF UNSER CLIFFS SUBDIVISION
CONT   LAND USE:
                      PROPERTY ADDR: 00000   ONYX
                         OWNER NAME: MIRANDA AUDILIO
                         OWNER ADDR: 06320   CATHY                      NE
ALBUQUERQUE NM       87109
0101006201551720709   LEGAL: 007  012V OLCANO CLIFFS SUBD UNIT 5
LAND USE:
                      PROPERTY ADDR: 00000   JADE
                         OWNER NAME: RUIZ DEVELOPMENT LLC
                         OWNER ADDR: PO BOX 66960
ALBUQUERQUE NM       87193
0101006304314930337   LEGAL: LT 1 3 BL K 1 PLAT OF UNSER CLIFFS SUBDIVISION
CONT  LAND USE:
                      PROPERTY ADDR: 00000   RIM ROCK
                         OWNER NAME: SWEENEY WALTER C III & MARY E
                         OWNER ADDR: PO BOX 1842
CLOVIS      NM       88102
0101006303913930338   LEGAL: LT 1 2 BL K 1 PLAT OF UNSER CLIFFS SUBDIVISION
CONT  LAND USE:
                      PROPERTY ADDR: 00000   RIM ROCK
                         OWNER NAME: SWEENEY WALTER C III & MARY E
                         OWNER ADDR: PO BOX 1842
CLOVIS      NM       88102
```

01010063035128303 39 LEGAL: LT 1 1 BL K 1 PLAT OF UNSER CLIFFS SUBDIVISION
CONT LAND USE:
PROPERTY ADDR: 00000 RIM ROCK
OWNER NAME: SWEENEY WALTER C III & MARY E
OWNER ADDR: PO BOX 1842
CLOVIS NM 88102
01010063032106303 40 LEGAL: LT 1 0 BL K 1 PLAT OF UNSER CLIFFS SUBDIVISION
CONT LAND USE:
PROPERTY ADDR: 00000 RIM ROCK
OWNER NAME: SWEENEY WALTER C III & MARY E
OWNER ADDR: PO BOX 1842
CLOVIS NM 88102
01010063032095303 41 LEGAL: LT 9 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION
CONT LAND USE:
PROPERTY ADDR: 00000 RIM ROCK
OWNER NAME: SWEENEY WALTER C III & MARY E
OWNER ADDR: PO BOX 1842
CLOVIS NM 88102
01010063032092303 42 LEGAL: LT 8 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION
CONT LAND USE:
PROPERTY ADDR: 00000 RIM ROCK
OWNER NAME: SWEENEY WALTER C III & MARY E
OWNER ADDR: PO BOX 1842
CLOVIS NM 88102
01010063032085303 43 LEGAL: LT 7 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION
CONT LAND USE:
PROPERTY ADDR: 00000 RIM ROCK
OWNER NAME: SWEENEY WALTER C III & MARY E
OWNER ADDR: PO BOX 1842
CLOVIS NM 88102
01010063033074303 44 LEGAL: LT 6 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION
CONT LAND USE:
PROPERTY ADDR: 00000 RIM ROCK
OWNER NAME: SWEENEY WALTER C III & MARY E
OWNER ADDR: PO BOX 1842
CLOVIS NM 88102
01010063035065303 45 LEGAL: LT 5 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION
CONT LAND USE:
PROPERTY ADDR: 00000 RIM ROCK
OWNER NAME: SANCHEZ PAUL ADAM & VALERIE DE
OWNER ADDR: 06400 WHITEMAN NW
ALBUQUERQUE NM 87114
01010063038055303 46 LEGAL: LT 4 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION
CONT LAND USE:
PROPERTY ADDR: 00000 RIM ROCK
OWNER NAME: TAYLOR GANARLD
OWNER ADDR: 00615 LA VETA NE
ALBUQUERQUE NM 87108
01010063041047303 47 LEGAL: LT 3 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION
CONT LAND USE:
PROPERTY ADDR: 00000 RIM ROCK
OWNER NAME: SANCHEZ PAUL ADAM & VALERIE DE
OWNER ADDR: 06400 WHITEMAN NW
ALBUQUERQUE NM 87114

```
0101006304503830348   LEGAL: LT 2  BLK  1 PLAT OF UNSER CLIFFS SUBDIVISION
CONT   LAND USE:
                      PROPERTY ADDR: 00000   RIM ROCK
                         OWNER NAME: MESMER MARTINA
                         OWNER ADDR: 00511   EUGENE                    CT SE
ALBUQUERQUE NM       87123
0101006305002930349   LEGAL: LT 1  BLK  1 PLAT OF UNSER CLIFFS SUBDIVISION
CONT   LAND USE:
                      PROPERTY ADDR: 00000   RIM ROCK
                         OWNER NAME: MARTINEZ JOSEPH L & LUCERO CIN
                         OWNER ADDR: 07104   MARIGOT                    RD NW
ALBUQUERQUE NM       87120
0101006305901232202   LEGAL: LT 7  BLK  4 PLAT OF UNSER CLIFFS SUBDIVISION
CONT   LAND USE:
                      PROPERTY ADDR: 00000   MAGMA
                         OWNER NAME: REYES JESUS & FRANCESCA
                         OWNER ADDR: 03908   BLAKE                      RD SW
ALBUQUERQUE NM       87121
0101006306500232201   LEGAL: LT 6  BLK  4 PLAT OF UNSER CLIFFS SUBDIVISION
CONT   LAND USE:
                      PROPERTY ADDR: 00000   MAGMA
                         OWNER NAME: BRENHOLDT JEANETTE AND JAMES
                         OWNER ADDR: 02505   MURIEL                       NE
ALBUQUERQUE NM       87107
0101006207252620345   LEGAL: LT 5  BLK  4 PLAT OF UNSER CLIFFS SUBDIVISION
CONT   LAND USE:
                      PROPERTY ADDR: 00000   MAGMA
                         OWNER NAME: BRENHOLDT JEANETTE & JAMES
                         OWNER ADDR: 02505   MURIEL                       NE
ALBUQUERQUE NM       87107
0101006207751820344   LEGAL: LT 4  BLK  4 PLAT OF UNSER CLIFFS SUBDIVISION
CONT   LAND USE:
                      PROPERTY ADDR: 00000   MAGMA
                         OWNER NAME: BRENHOLDT JEANETTE & JAMES
                         OWNER ADDR: 02505   MURIEL                       NE
ALBUQUERQUE NM       87107
 .
 QUIT
```

100906226426410164 LEGAL: ALL SEC 28 11N 2E
PROPERTY ADDR: N/A

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101006201551720709 LEGAL: *007 012 VOLCANO CLIFFS SUBD UNIT 5
PROPERTY ADDR: JADE DR NW

OWNERS NAME: RUIZ DEVELOPMENT LLC
OWNERS ADDR: PO BOX 66960
ALBUQUERQUE, NM 87193

101006304314930337 LEGAL: LT 13 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION
PROPERTY ADDR: 6719 RIM ROCK CIR NW

OWNERS NAME: SWEENEY WALTER C III & MARY E
OWNERS ADDR: PO BOX 1842
CLOVIS, NM 88102

101006303913930338 LEGAL: LT 12 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION
PROPERTY ADDR: 6715 RIM ROCK CIR NW

OWNERS NAME: SWEENEY WALTER C III & MARY E
OWNERS ADDR: PO BOX 1842
CLOVIS, NM 88102

101006303512830339 LEGAL: LT 11 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION
PROPERTY ADDR: 6709 RIM ROCK CIR NW

OWNERS NAME: SWEENEY WALTER C III & MARY E
OWNERS ADDR: PO BOX 1842
CLOVIS, NM 88102

101006303210630340 LEGAL: LT 10 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION
PROPERTY ADDR: 6705 RIM ROCK CIR NW

OWNERS NAME: SWEENEY WALTER C III & MARY E
OWNERS ADDR: PO BOX 1842
CLOVIS, NM 88102

101006303209530341 LEGAL: LT 9 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION
PROPERTY ADDR: 6701 RIM ROCK CIR NW

OWNERS NAME: SWEENEY WALTER C III & MARY E
OWNERS ADDR: PO BOX 1842
CLOVIS, NM 88102

101006303209330342 LEGAL: LT 8 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION
PROPERTY ADDR: 6627 RIM ROCK CIR NW

OWNERS NAME: SWEENEY WALTER C III & MARY E
OWNERS ADDR: PO BOX 1842
CLOVIS, NM 88102

101006303208530343 LEGAL: LT 7 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION
PROPERTY ADDR: 6623 RIM ROCK CIR NW

OWNERS NAME: SWEENEY WALTER C III & MARY E
OWNERS ADDR: PO BOX 1842
CLOVIS, NM 88102

101006303307430344 LEGAL: LT 6 BLK 1 PLAT OF UNSER CLIFFS SUBDIVISION
PROPERTY ADDR: 6619 RIM ROCK CIR NW

OWNERS NAME: SWEENEY WALTER C III & MARY E
OWNERS ADDR: PO BOX 1842
CLOVIS, NM 88102

ALBUQUERQUE
Making History

City of Albuquerque

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

February 6, 2006

Robert Maclake
Wilson & Company, Inc.
4900 Lang Ave. NE /87109
Phone: 348-4024 Fax: 348-4055

Dear Robert:

Thank you for your inquiry of **February 6, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **81ST STREET RIGHT-OF-WAY, NORTH OF SEGO COURT NW, LOCATED ON 81ST STREET NW, BETWEEN SEGO COURT NW AND NORTH END OF 81ST STREET RIGHT-OF-WAY** zone map **D-09.**

OUR RECORDS INDICATE THAT AS OF FEBRUARY 6, 2006, THERE WERE NO RECOGNIZED NEIGHBORHOOD ASSOCIATIONS IN THIS AREA.

See reverse side for additional Neighborhood Association Information: YES { } NO {X}
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

WILSON
&COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita

Wilson & Company
Latin America, LLC

6 February 2006

Volcano Cliffs Property Owners Association
Billy Wright
4112 Blue Ridge Pl NE
Albuquerque, NM 87111

Re: **Request for Vacation of 81st Street Right-of-Way adjacent to Vista Vieja Subdivision Unit I and Unser Cliffs Subdivision**
WCEA File: X3-218-078

Dear Mr. Wright:

This letter is to inform the Volcano Cliffs Property Owners Association that Wilson & Company, Inc., acting as agent for the owners of propery adjacent to the above referenced right-of way have submitted to the City of Albuquerque Design Review Board for their review and approval a request for vacation of 81st Street public right-of-way from 10' north of Sego Court, NW to the north end of the existing right-of-way. Unser Cliffs Subdivision established right-of–way for Unser Boulevard and vacated 81st Street right-of way directly north of the area of this request (Book 204C, Page 238, recorded 8/12/04). Construction of Unser Boulevard eliminated the roadway connection of 81st Street to Atrisco Drive.

The vacated area will be open space in accordance with the Volcano Heights Planning Study Report dated March 15, 2004 and the R-D Site Development Plan- Vista Vieja approved March 9, 2005 (05DRB-00339). The open space area will be maintained, along with other Vista Vieja open space, by the Vista Vieja Property Owners Association. The vacation is favored by all owners of adjacent property including: KB Home New Mexico, owner of Tracts A and C and Lots 65-72, Vista Vieja, Unit I, and Lot 1, Block 3, Unser Cliffs; and Albert Sandoval of 4615 Sam Bratton Ave., NW, owner of Lot 2, Block 3, Unser Cliffs. As required, the requested vacation will be platted within one year of approval.

Please contact the City of Albuquerque Design Review Board at 924-3861 or DRB's meeting agenda site at http://www.cabq.gov/planning/drb/drbage.html to confirm the hearing date.

Please contact me at 348-4000 if you have any questions. Thank you.

WILSON & COMPANY, INC.

Robert MacLake, P.E.

7005 1160 0005 0424 4223

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

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

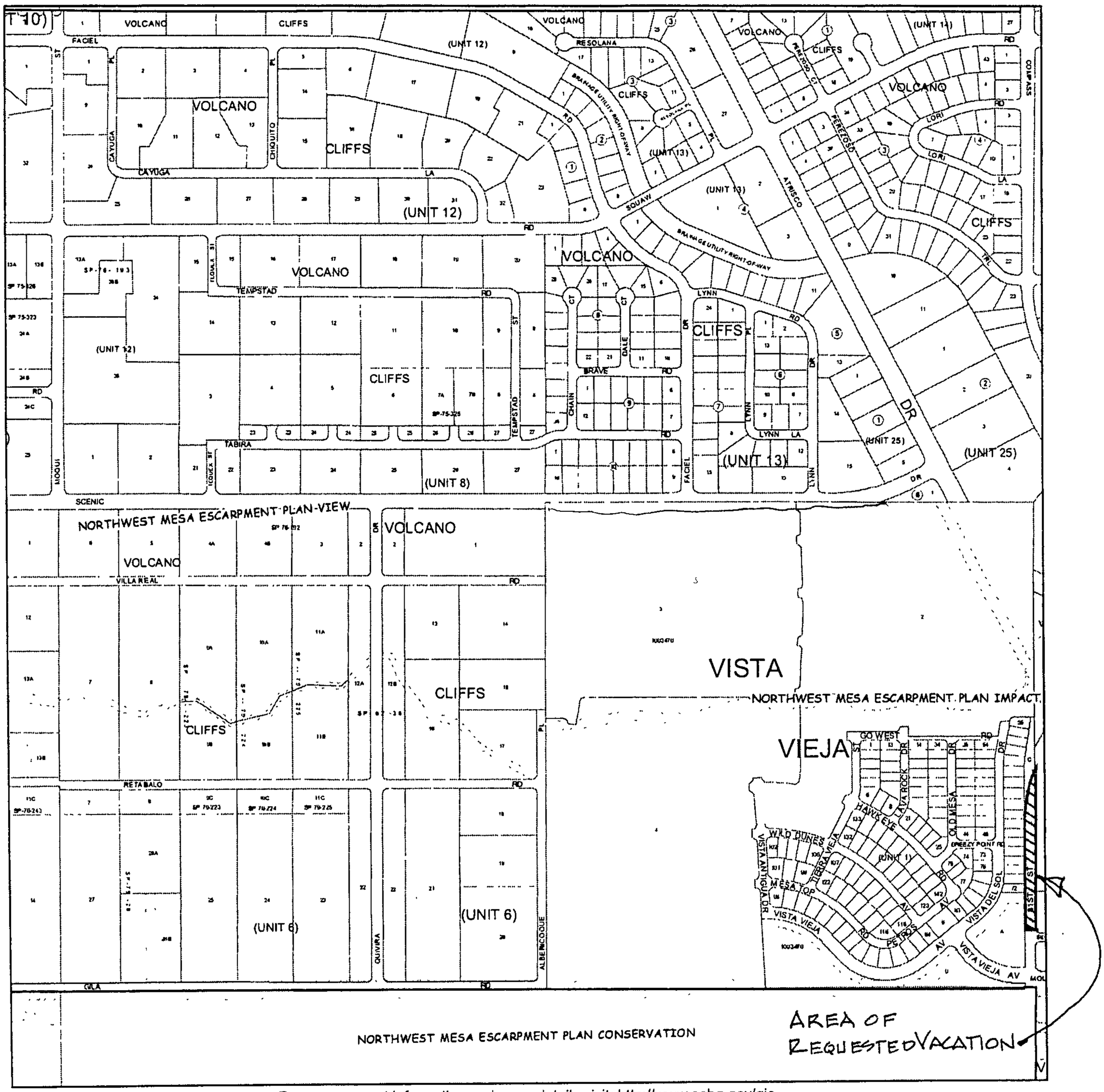
OFFICIAL USE

ALBUQUERQUE, NM 87111

Postage	$ 0.39	UNIT ID: 0101
Certified Fee	2.65	
Return Receipt Fee (Endorsement Required)	1.85	FEB 9 2006 Postmark Here
Restricted Delivery Fee (Endorsement Required)		87102 KKFGXD
Total Postage & Fees	$ 4.64	02/08/06

Sent To
Volcano Cliff Prop Owners Assn Billy Wright
Street, Apt. No.; or PO Box No. 4112 Blue Ridge Pl NE
City, State, ZIP+4 Albuquerque NM 87111

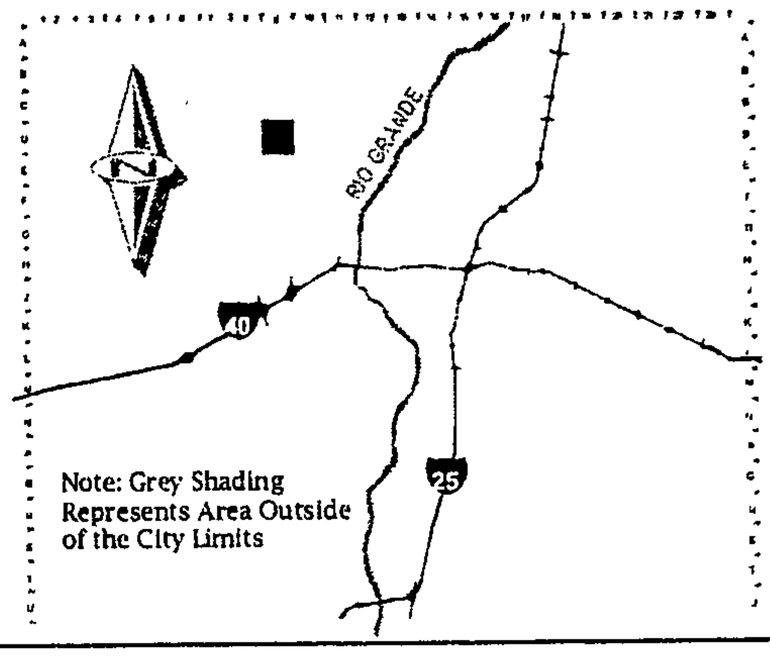
PS Form 3800, June 2002 See Reverse for Instructions



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/12/2006



Zone Atlas Page:

D-09-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

Project # 1003470

KB HOME NEW MEXICO
6330 RIVERSIDE PLAZA LANE NW STE#200
ALBUQUERQUE, NM 87120

100906339709440114

SPS LLC
8300 CARMEL AV NE
ALBUQUERQUE NM 87122

101006300803630703

SANDOVAL ALBERT L
4615 SAM BRATTON AV NW
ALBUQUERQUE NM 87114

101006202952620707

MIRANDA AUDILIO
6320 CATHY NE
ALBUQUERQUE NM 87109

101006303506530345

SANCHEZ PAUL ADAM & VALERIE D
6400 WHITEMAN NW
ALBUQUERQUE NM 87114

101006305002930349

MARTINEZ JOSEPH L & LUCERO CI
7104 MARIGOT RD NW
ALBUQUERQUE NM 87120

Project # 1003470

WILSON & COMPANY INC.
4900 LANG AVE NE
ALBUQUERQUE, NM 87109

101006302118130710

LAKE DON C & ALDRICH CHILTON
1200 TAM O'SHANTER DR
BAKERSFIELD CA 93309

101006302002230702

HOMES BY LILLIAN INC
400 SESAME SW
ALBUQUERQUE NM 87105

101006201551720709

RUIZ DEVELOPMENT LLC
PO BOX 66960
ALBUQUERQUE, NM 87193

101006303805530346

TAYLOR GANARLD
615 LA VETA NE
ALBUQUERQUE NM 87108

101006305901232202

REYES JESUS & FRANCESCA
3908 BLAKE RD SW
ALBUQUERQUE NM 87121

Project # 1003470
BILLY WRIGHT
Volcano Cliff Property Owners Assoc.
4112 BLUE RIDGE PL NE
ALBUQUERQUE, NM 87111

101006300409630704

METRO STEVE J
4900 LANG AV NE
ALBUQUERQUE NM 87109

101006300801230701

DAVISON JAMES PAUL & AMANDA S
9180 COORS BL NW
ALBUQUERQUE NM 87120

101006304314930337

SWEENEY WALTER C III & MARY E
PO BOX 1842
CLOVIS, NM 88102

101006304503830348

MESMER MARTINA
511 EUGENE CT SE
ALBUQUERQUE NM 87123

101006306500232201

BRENHOLDT JEANETTE AND JAMES
2505 MURIEL NE
ALBUQUERQUE NM 87107

T-10)

NORTHWEST MESA ESCARPMENT PLAN-VIEW

NORTHWEST MESA ESCARPMENT PLAN IMPACT

NORTHWEST MESA ESCARPMENT PLAN CONSERVATION

AREA OF REQUESTED VACATION

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

Albuquerque Geographic Information System

Map amended through: 1/12/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

D-09-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

WILSON
&COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
San Diego

Wilson & Company
Latin America, LLC

Ms Sheran Matson, AICP
Development Review Board Chair
City of Albuquerque

RE: **Vacation of 81st Street Road Right-of-Way-**
adjacent to Vista Vieja, Unit I &Unser Cliffs Subdivision
Wilson & Company, Inc. File X3-218-078

6 February, 2006

Dear Ms Matson:

Enclosed please find required submittals for the vacation of 81st Street N.W. road right-of-way adjacent to Vista Vieja Subdivision Unit I (Tracts A and C and Lots 65-72) and Unser Cliffs Subdivision (Lots 1 & 2, Block 3). Unser Cliffs Subdivision established right-of–way for Unser Boulevard and vacated 81st Street right-of way directly north of the area of this request (Book 204C, Page 238, recorded 8/12/04). Construction of Unser Boulevard eliminated the roadway connection of 81st Street to Atrisco Drive.

Existing and planned utilities within this section of 81st Street right-of-way include water lines (an existing 24" well collector and a planned 24" transmission line) and underground electric (planned PNM 750-3Ø). Anticipated easements for these utilities are shown on the vacation exhibit. The utility lines continue north in easements to be platted with Vista Vieja Subdivision Unit-II or the Boca Negra Dam plat- recently reviewed as a sketch plat and to be submitted as Preliminary Plat this month.

The vacated area will be open space in accordance with the Volcano Heights Planning Study Report dated March 15, 2004 and the R-D Site Development Plan- Vista Vieja approved March 9, 2005 (05DRB-00339). The open space area will be maintained, along with other Vista Vieja open space, by the Vista Vieja Property Owners Association. The vacation is favored by all owners of adjacent property including: KB Home New Mexico, owner of Tracts A and C and Lots 65-72, Vista Vieja, Unit I, and Lot 1, Block 3, Unser Cliffs; and Albert Sandoval of 4615 Sam Bratton Ave., NW, owner of Lot 2, Block 3, Unser Cliffs. As required, the requested vacation will be platted within one year of approval.

Please schedule this request for the next appropriate DRB meeting subject to public hearing requirements. If there is any question regarding this request, please contact me at 348-4024. Thank you.

Wilson & Company

Robert MacLake, P.E.

VV1

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

08/06/2008 Issued By: PLNSDH

Permit Number: **2008 070 353** **Category Code 910**

Application Number: 08DRB-70353, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: VISAT DEL SOL DR NW BETWEEN VISTA ATIGUA RD NW AND GO WEST NW

Project Number: 1003470

Applicant
Kb Homes Nm Inc
6330 Riverside Plaza Ln Ste 200
Albuquerque NM 87120
353-5300

Agent / Contact
Wilson & Company
4900 Lang Ave N.E.
Albuquerque NM 87109

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$50.00
	TOTAL:	**$145.00**

City Of Albuquerque
Treasury Division

8/6/2008 11:59AM LOC: ANNX
WS# 008 TRANS# 0013
RECEIPT# 00094815-00094817
PERMIT# 2008070353 TRSSVC
Trans Amt $725.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $50.00

Thank You

#14

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

Comp KS: 10/6/05

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

DRB Application No.: **05DRB01493 (FP)** Project # **1003470**

Project Name: **VISTA VIEJA SUBD. UNIT 1**

Agent: Wilson & Company Phone No.: 828-9000

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 10/5/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PLANNING (Last to sign): Recard Plat 10/06/05
- ☐ _____
- ☐ _____
- ☐ _____

☒ **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.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1003470

#14

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **05DRB01493 (FP)** Project # **1003470**

Project Name: **VISTA VIEJA SUBD. UNIT 1**

Agent: Wilson & Company Phone No.: 828-9000

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 10/5/05 by the DRB with ~~delegation~~ of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐
- ☐
- ☐
- ☐
- ☐ UTILITIES:
- ☐
- ☐
- ☐
- ☐ CITY ENGINEER / AMAFCA:
- ☐
- ☐
- ☐
- ☐ PARKS / CIP:
- ☐
- ☐
- ☐
- ☐ PLANNING (Last to sign): Record plat
- ☐
- ☐
- ☐

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.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1003470

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 5, 2005 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 11:20 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1003573**
   05DRB-01379 Major-Amended Grading Plan Approval

   RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **OAKLAND NORTH**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s).[REF:04DRB01138, 04DRB01417,05DRB00481]*[Deferredfrom9/28/05 & 10/5/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

2. **Project # 1003747**
05DRB-01410 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1 & 5, **WYOMING MALL,** zoned C-2 community commercial zone (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE. [REF: ZA-99-017, ZA-79-214, ZA-78-143, ZA-84-226, DRB-97-319, 05EPC00024, 05EPC00025] (H-20) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1004404**
05DRB-01364 Major-Bulk Land Variance
05DRB-01365 Major-Vacation of Public Easements
05DRB-01367 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). *[Deferred from 9/21/05 & 10/5/05]* (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

4. **Project # 1004387**
05DRB-01332 Major-Vacation of Pub Right-of-Way

MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION,** located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). *[Deferred from 9/14/05 & 10/5/05]* (J-15) **DEFERRED AT THE AGENT'S REQUST TO 11/9/05.**

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

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

5. Project # 1002962
05DRB-01507 Minor- Sector Development Plan, Phase 1

CONSENSUS PLANNING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) 5, BLACK RANCH, T11N R2E SEC 16 W 1/2 NW 1/4, Tract(s) 4, SANTA FE AT THE TRAILS CO., Tract(s) 1, THE TRAILS, UNIT 2, Tract(s) G & J and Tract(s) 6, THE TRAILS, UNIT 2 (to be known as **LONGFORD TRAILS,** zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE R-O-W NW, between COUNTY LAND and STATE LAND. [REF: 1004353, 02DRB01530] (B-8, B-9, B-10, C-8, C-9 and C-10) **THE DRB RECOMMENDS THAT THE BOUNDARIES SHOWN ON THE TRAILS PROPOSED SECTOR PLAN BOUNDARIES MAP INCLUDED WITH THE APPLICATION ARE APPROVED AS THE BOUNDARIES FOR THE TRAILS SECTOR PLAN.**

6. Project # 1000081
05DRB-01512 Minor- Amended SiteDev Plan Subd
05DRB-01514 Minor- Amended SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for KOHL'S CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A & H, COTTONWOOD CORNERS, (to be known as **KOHL'S COTTONWOOD CORNERS**) zoned SU-1 FOR IP USES, located on ELLISON DR NW, between COTTONWOOD DR NW and ALAMEDA RD NW containing approximately 9 acre(s). [REF: Z-95-26, Z-84-110, AX-84-22, DRB-94-582, DRB-95-487] (**Russell Brito, EPC Case Planner)** (A-14) **WITHDRAWN AT THE AGENT'S REQUEST.**

7. **Project # 1000579**
05DRB-01513 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for KOHL'S DEPARTMENT STORES INC request(s) the above action(s) for all or a portion of Tract(s) A, PASEO DE LOUISIANA (to be known as **KOHL'S DEPARTMENT STORES**) zoned SU-2 C-1, located on PASEO DEL NORTE BLVD NE, between LOUISIANA BLVD NE and HOLLY AVE NE containing approximately 8 acre(s). [REF: Z-98-81, DRB-96-66] **[Stephanie Shumsky, EPC Case Planner]** (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/5/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR STEPHANIE SHUMSKY'S INITIALS, REMOVAL OF THE JUNIPER TREES, FEWER HIGH WATER USE TREES ON THE SITE PLAN AND APPROVAL BY CITY COUNCIL OF THE REQUEST TO WITHDRAW THE PENDING APPEAL.**

8. **Project # 1003983**
05DRB-01482 Minor-SiteDev Plan BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1, RICHFIELD PARK SUBDIVISION (to be known as **DWIGHT'S GLASS AND GLAZING)** zoned IP, located on ALAMEDA BLVD NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: 05DRB-00344] *[Deferref from 9/28/05 & 10/5/05]* (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

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

9. **Project # 1003591**
05DRB-01508 Minor-Extension of Preliminary Plat Approval

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of **SUNGATE ESTATES, UNIT 2**, zoned R-2 FOR R-T AND RLT, located on MESA ARENOSO DR SW, between 98TH ST SW and OPEN RANGE AVE SW, containing approximately 17 acre(s). [REF: 04DRB-01185] (N-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

10. Project # 1002461
05DRB-01505 Minor-Prelim&Final Plat Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 8A, **EL RANCHO GRANDE 1, UNIT 1,** zoned R-LT residential zone, located on VERMEJO PARK DR SW at the east end of AMOLE MESA AVE SW and containing approximately 16 acre(s). [REF: 03DRB00163, 03DRB00164] (N-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCAS SIGNATURE, ADD BENEFICIARY TO NOTES 6 AND 7, THE ZONING SHOULD BE LISTED UNDER SUBDIVISION DATA AND TO TRANSPORTATION DEVELOPMENT FOR NEW AGIS DXF APPROVAL AND RIGHT-OF-WAY DEDICATION ALONG VERMIJO PARK DRIVE.**

11. Project # 1002819
05DRB-01506 Minor-Prelim&Final Plat Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3,** zoned SU-1, R-2, R-T, located on 98TH STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 06DRB-01180] *[Deferred from 10/5/05]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

12. Project # 1004453
05DRB-01498 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for DAMION CHIMENTI request(s) the above action(s) for all or a portion of Lot(s) 19-23, Block(s) E, **BACA & ARMIJO ADDITION**, zoned SU2/RG, located on 3RD ST SW, between CROMWELL AVE SW and 2ND ST SW containing approximately 1 acre(s). [REF: DRB-95-57] (K-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR P1 LOT DESIGNATIONS.**

13. **Project # 1002858**
05DRB-01487 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) I-1 PARCEL A-1, MESA @ ANDERSON HILLS, UNIT 1 (to be known as **MESA @ ANDERSON HILLS, UNIT 2)** zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 21 acre(s). [REF: 04DRB00234, 04DRB00235,, 05DRB00488] (P-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK IF AGIS DXF WAS APPROVED AND TO RECORD.**

14. **Project # 1003470**
05DRB-01493 Major-Final Plat Approval

WILSON & COMPANY agent(s) for VISTA VIEJA INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **VISTA VIEJA SUBDIVISION, UNIT 1,** zoned R-1, located on 81ST STREET NW, between ALBERICOQUE PL NW and SCENIC ROAD NW containing approximately 41 acre(s). [REF: 04DRB-01522, 04DRB-01523, 04DRB-01524] (D-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project # 1003641**
05DRB-01502 Minor-Final Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1 through 24, BACA ADDITION (to be known as **ATLANTIC & SANTA FE SUBDIVISION**) zoned R-G residential garden apartment zone, located on 1ST ST SW, between ATLANTIC AVE SW and SANTA FE AVE SW containing approximately 2 acre(s). [REF: 04DRB01311] (K-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PRIVATE SEWER EASEMENTS AND SKETCH SHOWING SIDEWALKS AND TO PLANNING FOR LOT SIZE REQUIREMENTS AND TO RECORD THE PLAT.**

16. Project # 1003801
05DRB-01179 Minor- Final Plat Approval

SURV-TEK INC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 28-31, Block(s) A, **ALTURA ADDITION,** zoned SU-1 for C-1, located on CARLISLE NE, between INDIAN SCHOOL NE and CONSTITUTION NE containing approximately 1 acre(s). [REF: 04EPC01821] **[David Stallworth, EPC Case Planner]** *[The Final Plat was Indef Deferred from 7/27/05 for the SIA]* (J-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENTS AND PLANNING TO RECORD.**

17. Project # 1003685
05DRB-01477 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 14A, Tract(s) O-1, (to be known as **WESTERN SHADOWS@ VENTANA RANCH WEST**) zoned R-LT residential zone, located on RAYNER DR NW, between VENTANA RIDGE RD NW and [REF: 04DRB01448] *[Deferred from 9/28/05]* (B-8) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. Project # 1003128
05DRB-01424 Minor-Prelim&Final Plat Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). *[Deferred from 9/21/05 & 9/28/05 & 10/5/O5]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

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

19. Project # 1004456
05DRB-01509 Minor-Sketch Plat or Plan

BRASHER & LORENZ agent(s) for BARON'S RUN LLC request(s) the above action(s) for all or a portion of Lot(s) 14-18, Block(s) 11, Tract(s) 1 NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BARON'S RUN**) zoned R-D residential and related uses zone, developing area, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). (B-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Project # 1004458
05DRB-01515 Minor-Sketch Plat or Plan

JUSTIN SIMMONS request(s) the above action(s) for all or a portion of Lot(s) 4, **C J M MOORE REALTY CO ADDITION,** zoned R-1, located on RIO GRANDE BLVD NW, between MOUNTAIN RD NW and PUEBLO BONITO NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for September 21, 2005. **THE DRB MINUTES FOR SEPTEMBER 21, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:20 A.M.

City Of Albuquerque
PLANNING DEPARTMENT
October 5, 2005
DRB Comments

Item # 14

Project # 1003470 **Application # 05-01493**

RE: Vista Vieja Subdivision, Unit 1/final plat

Has anything changed from preliminary plat?

Perimeter walls are approved.

AGIS dxf is on file.

There was one condition of final plat: The development agreement approved by the ABCWUA shall be made part of the record.

Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003470 **AGENDA ITEM NO: 14**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

City Surveyor's review and approval are required for Preliminary and Final Plat approval.
Storm drain easements should be granted to CoA.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 5, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1003470
Application Number: 05DRB-01493

DRB Date: 10/5/2005
Item Number: 14

Subdivision: Vista Vieja Subdivision, Unit 1

Tract 1 Vista Vieja Subdivision, Unit 1

Zoning: R-1

Zone Page: D-09

New Lots (or units) : 0

Request for:

- [ ] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [x] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Parks and Recreation Comments:

The park dedication requirement will be met by a park dedication in Unit 4, the agreement is pending.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

3470

DXF Electronic Approval Form

DRB Project Case #: 1003470

Subdivision Name: VISTA VIEJA SUBDIVISION UNIT 1

Surveyor: CHRISTOPHER S CROSHAW

Contact Person: CHRISTOPHER S CROSHAW

Contact Information: 348-4000

DXF Received: 9/21/2005 Hard Copy Received: 9/21/2005

Coordinate System: NMSP Grid (NAD 27)

Approved

09-21-2005

Date

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

AGIS Use Only

Copied fc **3470** to agiscov on **9/21/2005** Contact person notified on **9/21/2005**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 24, 2005

8. Project #1003470
05DRB-01289 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1, **VISTA VIEJA SUBDIVISION, UNIT 1,** zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB00825, 04DRB01460] (D-9)

At the August 24, 2005, Development Review Board meeting, the temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

Sheran Matson, AICP, DRB Chair

Cc: Scott Schiabor, SPS, LC, 8300 Carmel NE, 87122
Wilson & Company, Robert MacLake, 4900 Lang Ave,NE, 87109
William Allen, P.O. Box 2758, Corrales, NM 87048
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

100340

PLANNING TRACKING LOG

Vista Vieja

Date	Project Name & #	Action Request	Action Taken
11/2/04	100 3470 Extension-1 Month Extn's	Sketch	Comments
9/29/04		SPS	
12/01/04		BLV, AP TDS	Deferred to 1/12/05 at A.R.
1/12/05			defer 2/16/05
2/16/05			defer 3/16/05
3/16/05			defer 3/30/05
3/30/05			defer 4/20/05
4/20/05	Same	TDS Prelim Rev BLV	BLV approved → deferred to 4/27/05
4/27/05		P&F TDS	approved
8/24/05	Same	TDS	approved 8/24/05

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 27, 2005

5. Project # 1003470

04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, KASSUBA-MONTBEL LANDS, (to be kno n as **VISTA VIEJA SUBDIVISION**, zoned R-1 residential zone, located est of 81ST ST NW and south est of ATRISCO NW bet een 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05, 4/20/05]* (D-9)

At the April 27, 2005, Development Revie Board meeting, ith the signing of the infrastructure list dated 4/27/05 and approval of the grading plan engineer stamp dated 4/26/05 the preliminary plat as approved ith the follo ing condition of final plat:

The Development Agreement as approved by the Albuquerque/Bernalillo County Water Utility Authority shall be made part of the record.

Temporary deferral of construction of side alks on the interior streets as approved as sho n on Exhibit C in the Planning file.

If you ish to appeal this decision, you must do so by May 12, 2005, in the manner described belo .

Appeal is to the Land Use Hearing Officer. Any person aggrieved ith any determination of the Development Revie Board m ay file an appeal on the Planning Department form, to the Planning Department, ithin 15 days of the Development Revie Board's decisio n. 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 orking day is co nsidered as the deadline for filing the appeal. Such appeal shall be heard ithin 60 days o f its filing.

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

OFFICIAL NOTICE OF DECISION
PAGE 2

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

Sheran Matson, AICP, DRB Chair

Cc:SPS LLC, 8300 Carmel NE, 87122
Wilson & Company Inc., 4900 Lang Ave NE, Suite A, 87109
William Allen, P.O. Box 2758, Corrales, NM 87048
Rene Horvath, 5515 Palomino Dr NW, 87120
Marian Pendleton, 5608 Equestrian NW, 87120
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 27, 2005

5. Project # 1003470

04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, KASSUBA-MONTBEL LANDS, (to be kno n as **VISTA VIEJA SUBDIVISION**, zoned R-1 residential zone, located est of 81ST ST NW and south est of ATRISCO NW bet een 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05, 4/20/05]* (D-9)

At the April 27, 2005, Development Revie Board meeting, ith the signing of the infrastructure list dated 4/27/05 and approval of the grading plan engineer stamp dated 4/26/05 the preliminary plat as approved ith the follo ing condition of final plat:

The Development Agreement as approved by the Albuquerque/Bernalillo County Water Utility Authority shall be made part of the record.

Temporary deferral of construction of side alks on the interior streets as approved as sho n on Exhibit C in the Planning file.

If you ish to appeal this decision, you must do so by May 12, 2005, in the manner described belo .

Appeal is to the Land Use Hearing Officer. Any person aggrieved ith any determination of the Development Revie Board m ay file an appeal on the Planning Department form, to the Planning Department, ithin 15 days of the Development Revie Board's decisio n. 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 orking day is co nsidered as the deadline for filing the appeal. Such appeal shall be heard ithin 60 days o f its filing.

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

OFFICIAL NOTICE OF DECISION
PAGE 2

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

Sheran Matson, AICP, DRB Chair

Cc:SPS LLC, 8300 Carmel NE, 87122
Wilson & Company Inc., 4900 Lang Ave NE, Suite A, 87109
William Allen, P.O. Box 2758, Corrales, NM 87048
Rene Horvath, 5515 Palomino Dr NW, 87120
Marian Pendleton, 5608 Equestrian NW, 87120
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

UNITED STATES POSTAGE
PITNEY BOWES
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0004329277 APR 28 2005
MAILED FROM ZIP CODE 87102

SPS LLC
8300 CARMEL NE
ALBUQUERQUE NM 87122

87122+3147 04

P O Box 1293 Albuquerque New Mexico 87103

87103/1293

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

ALBUQUERQUE NM 871 01

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UNITED STATES POSTAGE
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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

1019065274091402 32

SPS INVESTMENTS LC
8300 CARMEL AV NE
ALBUQUERQUE NM 87122

8712243147 04

CITY OF ALBUQUERQUE

Planning

ORB

SPS LLC
828 CARMEL AVE NE
ALBUQUERQUE NM 87109

P O Box 1293 Albuquerque New Mexico 87103

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OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 20, 2005

9. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION**, zoned R-1 residential zone, located west of 81ST ST NW and southwest of ATRISCO NW between 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05]* (D-9)

At the April 20, 2005, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.

2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.

3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.

4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The preliminary plat was deferred at the agent's request to April 27, 2005. The temporary deferral of sidewalks was deferred at the agent's request to April 27, 2005.

05DRB-00609 Minor-Prelim&Final Plat Approval

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A and 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION,** zoned R-1 residential zone, located on 81ST ST NW, between ALBERICOQUE PL NW and SCENIC RD NW containing approximately 159 acre(s). [REF: 04DRB01522, 04DRB01523, 04DRB01524] (D-9)

The preliminary and final plat were approved and signed off by the Board.

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

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

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

For Sheran Matson, AICP, DRB Chair

Cc: SPS LLC, 828 Carmel Ave NE, 87109
Wilson & Company, 4900 Lang Ave NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003470 **AGENDA ITEM NO: 5**

SUBJECT:

Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

APP:(x)

ENGINEERING COMMENTS:

An approved drainage report dated 4-26-05 is on file for Preliminary Plat approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 27, 2005

DRB PUBLIC HEARING SIGN IN SHEETS

See Written Comments

CASE NUMBER: 1003470 AGENDA#: S- DATE: 4.27.05
(898-2114)

1. Name: René Horvath Address: 5515 Palomino Dr. Zip: 87120

✓ 2. Name: MARIAN PENDLETON Address: 5608 EQUESTRIAN NW Zip: 87120

✓ 3. Name: Wm. Acee Address: PO BOX 2758 Zip: 87048
Corrales

✓ 4. Name: Robert MacLaren Address: 4900 Lomas NE Zip: 87109
ABQ

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 20, 2005

9. Project # 1003470

04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION**, zoned R-1 residential zone, located west of 81ST ST NW and southwest of ATRISCO NW between 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05]* (D-9)

At the April 20, 2005, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.

2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.

3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.

4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The preliminary plat was deferred at the agent's request to April 27, 2005. The temporary deferral of sidewalks was deferred at the agent's request to April 27, 2005.

05DRB-00609 Minor-Prelim&Final Plat Approval

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A and 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION,** zoned R-1 residential zone, located on 81ST ST NW, between ALBERICOQUE PL NW and SCENIC RD NW containing approximately 159 acre(s). [REF: 04DRB01522, 04DRB01523, 04DRB01524] (D-9)

The preliminary and final plat were approved and signed off by the Board.

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

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

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

FYR Sheran Matson, AICP, DRB Chair

Cc: SPS LLC, 828 Carmel Ave NE, 87109
Wilson & Company, 4900 Lang Ave NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003470 AGENDA#: 9 DATE: 4/20/05

1. Name: Robert Mac Lake Address: Wilson & Co Zip:
2. Name: Jennifer Wylie Address: Wilson & Co Zip:
3. Name: Address: Zip:
4. Name: Address: Zip:
5. Name: Address: Zip:
6. Name: Address: Zip:
7. Name: Address: Zip:
8. Name: Address: Zip:
9. Name: Address: Zip:
10. Name: Address: Zip:
11. Name: Address: Zip:
12. Name: Address: Zip:
13. Name: Address: Zip:
14. Name: Address: Zip:

F

City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1003470
Application Number: 05DRB-01523

DRB Date: 4/20/2005
Item Number: 9

Subdivision: Vista Vieja Subdivision
Tracts 1A, 2A, 1B & 2B, Kassuba-Montbel Lands

Request for:

- [ ] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [x] Preliminary Plat
- [ ] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Zoning: R-1

Zone Page: D-09

New Lots (or units) : 0

Parks and Recreation Comments:

Add maintenance note to the plat for the open space tracts.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

ALBUQUERQUE
Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003470 **AGENDA ITEM NO: 9**

SUBJECT:

Bulk Land Variance
Sidewalk Deferral
Final Plat
Preliminary Plat

ACTION REQUESTED:

APP:(x)

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the BLV request.
An approved drainage report is required for Preliminary Plat approval.

RESOLUTION:

Unit 1 4/27/05

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

Bulk

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 20, 2005

#9

3470

DXF Electronic Approval Form

DRB Project Case #: 1003470

Subdivision Name: VISTA VIEJA SUBDIVISION / BULK LAND PLAT

Surveyor: CHRISTOPHER S CROSHAW

Contact Person: JENNIFER WHITEY

Contact Information: 348-4000

DXF Received: 4/18/2005 Hard Copy Received: 4/13/2005

Coordinate System: Ground rotated to NMSP Grid

Approved

04-19-2005

Date

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

AGIS Use Only

Copied cov **3470** to agiscov on **4/19/2005** Contact person notified on **4/19/2005**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

April 6, 2005 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant
Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 11:30 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001085**
   05DRB-00402 Major-Two Year SIA

   ANTHONY E DECK request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, Block(s) B, **ROSEWOOD SUBDIVISION, UNIT 1,** zoned R-D, located on BLOSSOMWOOD PL NW, between HANOVER RD NW and AMAFCA ROW/I-40 containing approximately 10 acre(s).[REF: 01DRB00261, 03DRB00372] (J-10) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1000296**
05DRB-00406 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16P1, **OXBOW VILLAGE,** zoned SU-3, located on NORTHERN AVE NW, between OXBOW VILLAGE LN NW and VISTA GRANDE DR NW containing approximately 1 acre(s).[REF: 02DRB02808] (G-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1000692**
05DRB-00407 Major-SiteDev Plan BldPermit

BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2,** zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s). *[Deferred from 4/6/05]* (E-19) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

4. **Project # 1003384**
05DRB-00380 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for RSF LAND & CATTLE CO. LLC request(s) the above action(s) for Tract(s) MM-1-A and MM-1-B, **SEVEN BAR RANCH,** zoned C-2 (SC), located on Seven Bar Loop Rd NW between Cottonwood DR NW and Old Airport Ave NW containing approximately 7 acre(s). [REF: 04DRB-01874, 04EPC-01035] (B-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003634**
05DRB-00409 Major-Vacation of Pub Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 6B, Block(s) 12, **EASTERN ADDITION,** zoned SU-2 MR, located on HIGH STREET SE, between CROMWELL SE and PACIFIC SE containing approximately 1 acre(s). [REF: 04ZHE01162, 01ZHE01165, 01ZHE01166, 04DRB01297] *[Deferred from 4/6/05]* (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**

6. **Project # 1004010**
05DRB-00404 Major-Vacation of Public Easements

MARK & MICHELLE GALLEGOS request(s) the above action(s) for all or a portion of Tract(s) A-1-A, A-1-B, A-1-C & A-1-D, **LANDS OF ROBERT N GARCIA,** zoned RA-2, located on DON ONOFRE TRAIL NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). [REF: [DRB-94-022] (F-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524
Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

8. **Project # 1002636**
05DRB-00373 Major-Vacation of Public Easements
05DRB-00372 Minor-Prelim&Final Plat Approval
05DRB-00374 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for LOTS 24-A, 24-B, 24-C & 24-D, **RICE'S DURANES ADDITION NO. 1,** zoned R-2, located on RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-00371] *[Deferred from 3/30/05]* (H-12) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: UTILITY DEVELOPMENT NEEDS TO RECEIVE A RECORDED COPY OF RELEASE OF EASEMENT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

Project # 1002636
05DRB-00371 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for all or a portion of Lot(s) 23-B, **RICE'S DURANES ADDITION NO. 1,** zoned R-2, located on RICE AVE NW and RIO GRANDE BLVD NW and containing approximately 1 acre(s). *[Deferred from 3/16/05 & 3/30/05]* (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND UTILITIES, PROJECT DEPENDS ON INFRASTRUCTURE BEING INSTALLED WITH LOTS 24A-D. UTILITIES CANNOT SIGN PLAT UNTIL AFTER PLAT FOR 24A-D.**

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

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

9.	**Project # 1001932** 05DRB-00523 Minor-SiteDev Plan BldPermit/EPC	CLAUDIO VIGIL ARCHITECTS agent(s) for PAUL HEDGES request(s) the above action(s) for all or a portion of Tract(s) C, WEST RIDGE, UNIT 1, **(to be known as GUARDIAN SELF STORAGE)** zoned SU-1 FOR C-1 AND IP USES, located at the southeast corner of OURAY RD NW and TWIN OAKS DR NW, containing approximately 4 acre(s). [REF: AX-80-18, Z-80-87, 04EPC01718] **[David Stallworth, EPC Case Planner]** *[Deferred from 4/6/05]* (G-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

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

10.	**Project # 1004074** 05DRB-00524 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for JAKE TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 19, **ROSSITER ADDITION,** zoned R-2, located on 10TH ST NW, between BELLROSE AVE NW and 11TH STREET NW containing approximately 1 acre(s). (G-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
11.	**Project # 1003865** 05DRB-00521 Minor-Prelim&Final Plat Approval	FORSTBAUER SURVEYING, LLC agent(s) for PARKS CUSTOM BUILDERS INC request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 21 & 22, Block(s) 28, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 IP, located on ALAMEDA BLVD NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006,DRB-99-187, Z-87-42-1] (C-18) **THE ABOVE REQUEST WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. **Project # 1000560**
05DRB-00527 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for DESIGN GROUP request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B1, **JOURNAL CENTER,** zoned IP, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE NE containing approximately 6 acre(s). *[Deferred from 4/6/05]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**

13. **Project # 1001409**
05DRB-00531 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1,** zoned R-1, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02032, 04DRB01425] *[Deferred from 4/6/05]* (J-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**

14. **Project # 1003554**
05DRB-00530 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, SKYLINE HEIGHTS, (to be known as **CENTRAL PARK PLACE, PHASE 1)** zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] *[Deferred from 4/6/05]* (L-20) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

15. **Project # 1003971**
05DRB-00506 Minor- Prelim&Final Plat Approval

WAYJOHN SURVEYING, INC agent(s) for LUBRICAR INC. request(s) the above action(s) for all or a portion of Tract(s) A & B, **ROBERT H. MOTT ADDITION,** zoned C-2, located on 4TH STREET NW, between GENE AVE NW and GAVILAN PLACE NW containing approximately 1 acre(s). [REF: 05DRB-00293] (F-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003989**
05DRB-00507 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for EMILY GORDEN request(s) the above action(s) for all or a portion of Lot(s) 22 THRU 27, Block(s) 3, Tract(s) A, **B & R ADDITION,** zoned C-2, located on LOMAS BLVD NE, between DALLAS ST NE and TENNESSEE ST NE containing approximately 1 acre(s). [Listed under Project #1004070 in error] (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

17. **Project # 1003668**
04DRB-01414 Minor- Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES,** zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04][Deferred from 11/17/04] [Indef. Deferred on 12/29/04] [The final plat was indefinitely deferred for the SIA]* (C-20) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

18. **Project # 1003247**
05DRB-00498 Minor-Prelim&Final Plat Approval

LYLE C LOSACK, PE agent(s) for MARK D VALENCIA request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **CORONA DEL SOL,** zoned R-2, located on ALAMAGORDO NW, between ST. JOSEPHS NW and TUCSON NW containing approximately 2 acre(s). [REF: DRB-98-18, Z-98-38, 04DRB00190] *[Deferred from 3/30/05]* (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/16/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION: REEVALUATE HE NEED FOR THE 25-FOOT PRIVATE ACCESS EASEMENT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

19. **Project # 1002629**
05DRB-00497 Minor-Prelim&Final Plat Approval

LYLE C LOSACK, PE agent(s) for BRENDAN T. O'SULLIVAN request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) C, DAVIDSON ADDITION, **(to be known as DON JUAN DE ONATE ALBUQUERQUE REDEVELOPMENT DEVELOPMENT OWNED AND BUILT BY BRENDAN T. O' SULLIVAN SUBDIVISION,** zoned SU-2 FOR RT, located on CANDELARIA NW, between 10TH STREET NW and 7TH STREET NW containing approximately 1 acre(s).[REF: 03DRB00683, 03DRB02124]*[Deferred from 3/30/05]*(G-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/17/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

20. **Project # 1004076**
05DRB-00526 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for ROY SOLOMON request(s) the above action(s) for all or a portion of Lot(s) 11 THRU 14, Block(s) 23, **THOMAS ADDITION,** zoned R-LT residential zone, located on HILTON AVE NE and HENDRIX RD NE and containing approximately 1 acre(s). (G-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003828**
05DRB-00520 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 & 114A, **MRGCD MAP #34,** zoned R-1, located on CANDELARIA RD NW, between 12TH ST NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01904] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1002457**
05DRB-00529 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for MAINSTREET PROPERTIES LLC request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X-1-A & X-1-B, GLENWOOD HILLS, UNIT 1, (to be known as **GLENWOOD LOFTS)** zoned SU-1 PRD, located on MONTGOMERY BLVD NE, between TRAMWAY NE and SPANISH BIT NE containing approximately 3 acre(s). [REF: ZA-73-89, ZA-74-187] (G-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1004075**
05DRB-00525 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for UNIVERSITY OF NEW MEXICO AND NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on I-25, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 12, 000 acre(s). (P-21 THRU P-22, S-14 THRU S-22, N-21, N-22, S-12, T-12, Q-15 THRU Q-22, T-14 THRU T-22, R-14 THRU R-22, U-14 THRU U-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for March 23, 2005. **THE DRB MINUTES FOR MARCH 23, 2005 WERE APPROVED BY THE BOARD**

ADJOURNED: 11:30 A.M.

Deferred 4/20/05

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003470 AGENDA#: 7 DATE: 4.6.05

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003470 **AGENDA ITEM NO: 7**

SUBJECT:

Bulk Land Variance
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

APP:(x)

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

An approved Drainage Management Plan (DMP) for the entire basin is required for preliminary plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

4-20-05

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 6, 2005

#7

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

PAID RECEIPT

APPLICANT NAME _____

AGENT Wilson & Co

ADDRESS _____

PROJECT & APP # 1003470

PROJECT NAME Vista Vieja

$ _____ **441032/3424000 Conflict Management Fee**

$ 330.00 **441006/4983000 DRB Actions** Referral fee

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

$ _____ **441018/4971000 Public Notification**

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

$ 330 00 **TOTAL AMOUNT DUE**

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

WILSON & COMPANY
P.O. Box 94000
Albuquerque, NM 87199-4000
505-348-4000

SUNFLOWER BANK
Salina, KS

83-62
1011

098016

4/5/2005

VOID AFTER 90 DAYS

PAY ******************************330** DOLLARS AND ************00** CENTS

$ ******************330.00**

City Of Albuquerque
Treasury Division

TWO SIGNATURES REQUIRED OVER $50,000

TO THE ORDER OF
CITY OF ALBUQUERQUE/PLANNING DEPT.
600 2nd Street NW
ALBUQUERQUE, NM 87102 US

4/6/2005 10:07AM LOC: 6NNX
RECEIPT# 00038681-WSA006 TRANS# 0013
Account 441006 Fund 0110 MP
Activity 4983000 TRSEJA
Trans Amt $330.00
124 Misc $330.00 MP
CK $330.00
CHANGE $0.00

ABC DocuCheck™ SECURITY PAPERS • MicroPrinting SIGNATURE LINE Copy Void PANTOGRAPH

Thank You

⑈098016⑈ ⑆101100621⑆0109146348⑈

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 16, 2005 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 11:35 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1003470**
   04DRB-01522 Major-Bulk Land Variance
   04DRB-01523 Major-Preliminary Plat Approval
   04DRB-01524 Minor-Temp Defer SDWK

   WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/30/05.**

2. **Project # 1003703**
05DRB-00150 Major-Preliminary Plat Approval
05DRB-00151 Major-Vacation of Pub Right-of-Way
05DRB-00153 Minor-Temp Defer SDWK

THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15,16,19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES)** zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 04DRB-01533] *[Deferred from 2/23/05 & 3/9/05]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: THE DEDICATION ALONG EAGLE ROCK SHALL BE SHOWN PRIOR TO FINAL PLAT APPROVAL. THE FIRE DEPARTMENT MUST APPROVE THE HAMMERHEAD PRIOR TO FINAL PLAT APPROVAL. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] *[Deferred from 12/1/04, 1/26/05, 2/9/05, 2/16/05, 2/23/05 & 3/9/05]* (B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/13/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: ALL OFFSITE DRAINAGE EASEMENTS SHALL BE RECORDED PRIOR TO FINAL PLAT APPROVAL. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK

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

4. **Project # 1003231**
   05DRB-00390 Minor-Temp Defer SDWK
   05DRB-00389 Minor-Sidewalk Waiver

   WILSON & COMPANY agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1, **LANDS OF SALAZAR/QUATRO/JSJ/HANNETT,** zoned RLT, located on 98TH STREET SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 30 acre(s). [REF: 02DRB01621, 02DRB01622, 04DRB00137] (N-9) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003573**
   04DRB-01417 Minor-Prelim&Final Plat Approval

   RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] *[Deferred from 9/22/04,10/6/04 & Indef. Deferred on 11/3/04 & 3/9/05]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/15/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/14/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

6. **Project # 1001778**
05DRB-00392 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 11-A, Tract(s) A-2, Block(s) B, **BRENTWOOD HILLS,** zoned R-1/C-1, located on MENAUL BLVD NE, between CHELWOOD PARK BLVD NE and TRAMWAY BLVD NE containing approximately 3 acre(s). [REF: DRB-94-428, Z-70-134] (H-22) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1002636**
05DRB-00371 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for all or a portion of Lot(s) 23-B, **RICE'S DURANES ADDITION NO. 1,** zoned R-2, located on RICE AVE NW and RIO GRANDE BLVD NW and containing approximately 1 acre(s). [Deferred from 3/16/05] (H-13) **DEFERRED AT AGENT'S REQUEST TO 3/30/05.**

8. **Project # 1003990**
05DRB-00361 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for DON BEST request(s) the above action(s) for all or a portion of, Tract(s) B-1 & B-2-2, Block(s) D **DUKE CITY INDUSTRIAL AREA,** zoned C-3, located on CANDELARIA RD NE, between RICHMOND DR NE and LOS ARBOLES AVE NE containing approximately 1 acre(s). (H-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1004001**
05DRB-00391 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for BERNICE DERICKSON request(s) the above action(s) for all or a portion of Lot(s) 5, 6, 19 & 20, Block(s) 5, **TIMOTEO CHAVEZ ADDITION,** zoned C-3, located on TOWNER AVE NE, between MENAUL BLVD NE and JEFFERSON ST NE containing approximately 1 acre(s). [REF: Z-77-15] (H-17) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1003628**
05DRB-00386 Minor-Prelim&Final Plat Approval

DAC ENTERPRISES INC agent(s) for CONNIE NELLOS request(s) the above action(s) for all or a portion of Lot(s) K-1, K-2 & L-1, **ALVARADO GARDENS UNIT 2,** zoned RA2, located on SHERIDAN ST NW, between DON PABLO NW and CAMPBELL RD NW containing approximately 1 acre(s). [REF: 04ZHE01986] [Deferred from 3/16/05] (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**

11. **Project # 1004000**
05DRB-00388 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN agent(s) for HIGH ASSETS LAND COMPANY LTD request(s) the above action(s) for all or a portion of Lot(s) 3, Block(s) E, **ALBUQUERQUE WEST** and Tract(s) A, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA FOR C-3 USES, located on PARADISE BLVD NW, between PASEO DEL NORTE NW and EAGLE RANCH RD NW containing approximately 3 acre(s). [REF: V-90-40, Z-86-138] (C-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO PROVIDE DOCUMENTATION OF TRANSFER OF OWNERSHIP OF "DOT" PARCEL AND PLANNING FOR AGIS DXF FILE.**

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

12. Project # 1004002
05DRB-00395 Minor-Sketch Plat or Plan

THOMAS LEHMAN request(s) the above action(s) for all or a portion of Lot(s) 217-222, Block(s) 18, **PERFECTO ARMIJO & BROTHERS ADDITION,** zoned SU-3, located on LOMAS BLVD NE, between 7TH ST NW and 6TH ST NW (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Project # 1004005
05DRB-00394 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) F, **WESTLAND NORTH,** zoned R-2, located on LADERA NW, between TOWN PLAZA NW and 118TH ST NW containing approximately 150 acre(s). (J-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Project # 1003999
05DRB-00387 Minor-Sketch Plat or Plan

JLS ARCHITECTS agent(s) for KEERS ENVIRONMENTAL, BRIAN KILCUP request(s) the above action(s) for all or a portion of Lot(s) 16, 15 & 18, Block(s) 7, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B,** zoned SU-2 IP, located on SAN PEDRO NE, between FLORENCE NE and GLENDALE NE containing approximately 3 acre(s). (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Approval of the Development Review Board Minutes for February 23, 2005. **THE DRB MINUTES FOR FEBRUARY 23, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:35 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003470

AGENDA ITEM NO: 2

SUBJECT:

Bulk Land Variance
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved Drainage Management Plan (DMP) for the entire basin is required for preliminary plat approval.

RESOLUTION: 4-6-05

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 30, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003470 AGENDA#: 1 DATE: 3/16/05

✓ 1. Name: Robert MacLake Address: Wilson & Co Zip: _____

✓ 2. Name: René Horvath Address: 5515 Palomino NW Zip: 87120

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

ALBUQUERQUE
Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003470 **AGENDA ITEM NO: 1**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved Drainage Management Plan (DMP) for the entire basin is required for preliminary plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

3-30-05

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 16, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

1003470
FILE

"DAVID HEIL"
<daveheil16@msn.com
>

03/04/2005 10:58 PM

To: smatson@cabq.gov
cc: peaceworks@nvc-nm.org, archbold@flash.net, castillos@thuntek.net, gpchap@yahoo.com, brucelevin909@aol.com, muelchav@aol.com, KPerry@state.nm.us, perry.ke@ix.netcom.com,
Subject: Vista Vieja Facilitator's Report Addendum

Regarding the Facilitator's Report for the Vista Vieja

FACILITATORS' REPORT February 24, 2005
RE: Project#1003470

A late comment added to the Facilitators Report requires a response:

"An additional neighborhood concern requested to be included:
Some do not want any building on the mesa top, to protect the aesthetics and cultural importance of the area."

Please enter the Property Owners response in the record:

Much of the Land west of the Monument is Private Land. Those who don't want building on the mesa top should take up a collection and buy the land. At current values about $120,000,000 ought to do. That's the value Mayor Baca placed on it several years ago.

It continues to amaze us that some people think that they can just take private property and do whatever without consideration for compensating the property owners. So a comment like "don't build on the mesa" hits a hot button.

People who own property on the west mesa have been paying taxes for years. These tax dollars have gone to provide services and infrastructure in the rest of the City. None has gone to areas like Volcano Cliffs. And some people just want to ignore this fact when it comes to building roads or applying unequal unfair impact fees.

SAD 227, which is under construction in Volcano Cliffs was totally paid for by the property owners including an excessive assessment for the Unser "dogleg" right of way.

It's time for equal and fair treatment for Westside landowners.

We would appreciate your approval of the Vista Vieja Subdivision.

1003470
FILE

Jori and Jim Manske <peaceworks@nvc-nm.org>

03/04/2005 09:52 PM

To: "DAVID HEIL" <daveheil16@msn.com>
cc: Sheran Matson <smatson@cabq.gov>
Subject: Re: Addendum to Facilitator Report, Vista Vieja

Dear Dave,
Sheran Matson, chairperson for the DRB can be reached at:
<smatson@cabq.gov>
Warmly,
Jori.
On Mar 4, 2005, at 5:55 PM, DAVID HEIL wrote:

> I would be glad to do either and or both. How do I relate the message
> to the DRB. I'd like to be sure the comment is timely and related to
> the subject matter.
>
> .....and by the way if I'd had sufficient notice to make this meeting
> you would have heard the comment.
>
> It continues to amaze me that some people think that they can just
> take private property and do whatever without consideration for
> compensating the property owners. So a comment like just don't build
> on the mesa hits a hot button. People who own property on the mesa
> have been paying taxes for years that have gone to provide services
> and infrastructure in the rest of the City. None has gone to areas
> like Volcano Cliffs. And some people just want to ignore this fact.
>
> But then we have just these kind of issues before our US Supreme Court.
>
>> From: Jori and Jim Manske <peaceworks@nvc-nm.org>
>> To: "DAVID HEIL" <daveheil16@msn.com>
>> CC: archbold@flash.net, castillos@thuntek.net, gpchap@yahoo.com,
>> brucelevin909@aol.com, muelchav@aol.com, KPerry@state.nm.us,
>> perry.ke@ix.netcom.com, virginiapotter@hotmail.com, BMPRNM@aol.com,
>> dtserrano@aol.com, bjw126@flash.net
>> Subject: Re: Addendum to Facilitator Report, Vista Vieja
>> Date: Fri, 4 Mar 2005 09:43:08 -0700
>>
>> Dear Dave,
>>
>> Thanks for forwarding the report to those who might have interest and
>> might not have received it yet. I am guessing you also would like
>> the voice heard of those who want some fairness for the owners of the
>> land and who support the project going forward. I believe I have
>> represented that voice heard at the meeting. I did not hear the
>> comment you made below there, so it would not be integrity for me to
>> report it. If you would like this voice heard by the DRB, would you
>> be willing to either speak it or write it to them? A written letter
>> would add assurance, depending on how soon it is received, that the
>> comment or concern will be including in the comments to the DBR.
>>
>> Respectfully,
>> Jori Manske
>> PEACEWORKS
>> Training - Mediation - Facilitation - Coaching
>> International Center for Nonviolent Communication Trainer & Mediator
>> www.cnvc.org

>> www.nvc-nm.org
>> Albuquerque, NM, USA
>> 505-344-1305
>> "creating a world where people want to belong, one peace at a time..."
>>
>> On Mar 3, 2005, at 10:21 PM, DAVID HEIL wrote:
>>
>>>
>>> Please add the additional comment:
>>> Those who don't want building on the mesa top should take up a
>>> collection and buy the land. At current values about $120,000,000
>>> ought to do.
>>>
>>>> From: Jori and Jim Manske <peaceworks@nvc-nm.org>
>>>> To: Jim & Jori Manske <peaceworks@nvc-nm.org>
>>>> Subject: Addendum to Facilitator Report, Vista Vieja
>>>> Date: Thu, 3 Mar 2005 16:13:13 -0700
>>>>
>>>> An additional neighborhood concern requested to be included:
>>>> Some do not want any building on the mesa top, to protect the
>>>> aesthetics and cultural importance of the area.
>>>>
>>>> Jori Manske
>>>> PEACEWORKS
>>>> Training - Mediation - Facilitation - Coaching
>>>> International Center for Nonviolent Communication Trainer & Mediator
>>>> www.cnvc.org
>>>> www.nvc-nm.org
>>>> Albuquerque, NM, USA
>>>> 505-344-1305
>>>> "creating a world where people want to belong, one peace at a
>>>> time..."
>>>>
>>>> On Mar 2, 2005, at 3:04 PM, Jori Manske wrote:
>>>>
>>>>> Below is the Facilitator's Report for the Vista Vieja Subdivision
>>>>> in 2 formats, including Microsoft Word attachment for printing.
>>>>>
>>>>> FACILITATORS' REPORT February 24, 2005
>>>>> RE: Project#1003470
>>>>>
>>>>> Meeting held: February 24, 2005, 6:30-8:45pm, at Taylor Ranch
>>>>> Community Center
>>>>> Between: Bill Allen, agent, and representative for Vista Vieja
>>>>> applicant, and
>>>>> Neighbors from VCPOA and Taylor Ranch.
>>>>> Attendees: 13
>>>>> Facilitators: Jori Manske and Jim Manske
>>>>>
>>>>> Meeting Summary: Neighbors and representatives for the project
>>>>> discussed the proposal respectfully. There is general acceptance
>>>>> of the internal details of the project as well as some concerns
>>>>> about the impact of the project to the surrounding community and
>>>>> environment, as delineated below.
>>>>>
>>>>> Applicant's Intentions: The Applicant is coordinating this
>>>>> project with the Volcano Cliffs Plan, and blending with the
>>>>> concerns expressed by neighbors and the City Engineers.
>>>>> What is new since previous meetings:
>>>>> - To keep open space public, the road on the south with no
houses,

>>>>> gives drive and walk access for the public.
>>>>> - To bring open space corridors into the project, an arroyo flow
>>>>> and east-west greenway has been designed through the middle of the
>>>>> project which could link recreational trails and properties all
>>>>> the way to the volcanoes.
>>>>> - To support community connection, a plaza has been added
>>>>> centrally.
>>>>> - To adapt to a concept of cluster development, more street
>>>>> connections have been added with urban lots and smaller houses
>>>>> near the center. Alleys have also been added in this area so that
>>>>> garages do not dominate the plaza.
>>>>> - Some units near the plaza are designed with the possibility of
>>>>> an office or studio to provide more possibility of mixed use near
>>>>> the plaza.
>>>>> - Larger lots to the SW are designed and density of the project
>>>>> has been reduced from 650 units to 620 units, with lot sizes
>>>>> ranging from 45x110 near the plaza to 75x110 in the SW.
>>>>> Other responses to neighbors' questions:
>>>>> - Construction is projected to be phased over 3 years.
>>>>> - The Paseo extention could offer alternatives to the use of
>>>>> Montano Bridge.
>>>>> - A Homeowners Assn structure with mandatory fees and amenities
>>>>> designed as desireable for landowners are being included to
>>>>> support the maintenance of the project.
>>>>> - An AMFCA drainage pond/dam in the NE corner of the project is
>>>>> planned, as well as pipes on the SE to bring run-off to the arroyo
>>>>> north of Quaker Heights.
>>>>> - Lot sizes range from 45x110 to 75x110
>>>>> - Two major employment centers to build a job base on the Westside
>>>>> are the focus of planning to address traffic congestion to and
>>>>> over the bridges.
>>>>> - The Sector Plan is not affected by this proposal.
>>>>> - Low water use plantings are planned with small desert type trees.
>>>>> - Security during construction is planned.
>>>>>
>>>>> Neighborhood Concerns:
>>>>> - Traffic is already congested on the Westside, particularly at
>>>>> and to the bridges. Additional river crossing is desired.
>>>>> - Assurances about care of lighting, landscaping and open space
>>>>> are important.
>>>>> - Safety is questioned with the alley design.
>>>>> - Blending of the styling of the project with the environment is
>>>>> important and Del Arroyo was mentioned as a style that was liked.
>>>>> - Reassurance was requested about measures to protect security
>>>>> during construction.
>>>>> - Less density could address many of the concerns of the neighbors.
>>>>> - Plantings over lava rock may not survive.
>>>>> - Support and concern for the hardship of delays of this project a

>>>>> on the developers was expressed with several suggesting they get
>>>>> started.
>>>>>
>>>>> Areas of Agreement:
>>>>> The project as presented addresses the concerns expressed, except
>>>>> for larger issues that are outside of the scope of this project.
>>>>> The issue of traffic on the Westside is not addressed adequately
>>>>> by the current measures of the City.
>>>>>
>>>>> Unresolved Issues, Interests, Concerns:
>>>>> - Traffic on the Westside
>>>>> - Safety of alleys
>>>>> - A report from the second facilitated meeting was not
available.
>>>>>
>>>>> Action Plan:
>>>>> - Neighbors will ask the City to approve another river
crossing to
>>>>> address the current situations as well as the over increase of
>>>>> traffic generated by building in Volcano Cliffs Sector.
>>>>> - Facilitators will seek and distribute a copy of the report
from
>>>>> the second meeting if available.
>>>>> - The applicants will proceed to the DRB for approval.
>>>>> - Facilitators will include Sheran Matson, Chairperson of the
DRB
>>>>> in the distribution of reports on this project.
>>>>>
>>>>> Respectfully,
>>>>> Jori Manske, Facilitator
>>>>> Jim Manske, Facilitator
>>>>>
>>>>> Jori and Jim Manske
>>>>> PEACEWORKS
>>>>> Training - Mediation - Facilitation - Coaching
>>>>> Trainers & Mediators with the
>>>>> International Center for Nonviolent Communication
>>>>> www.cnvc.org
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>>>>> Albuquerque, NM, USA
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>>>>> "creating a world where people want to belong, one peace at a
>>>>> time..."
>>>
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>

Jori Manske
PEACEWORKS
Training - Mediation - Facilitation - Coaching
Certified Trainer & Mediator
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DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

February 16, 2005 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 a.m. Adjourned: 11:45 a.m.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1000126**
   05DRB-00099 Major-Two Year SIA
   05DRB-00100 Minor-Ext of SIA for Temp Defer SDWK

   CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 2, 3, 11, 12 and 13, **SAUVIGNON, UNIT 1,** zoned R-1, located on SAN ANTONIO NE, between SKY VALLEY WAY NE and LOWELL ST NE containing approximately 16 acre(s). [REF: 02DRB00032, 03DRB00016] (E-22) **THE TWO-YEAR SIA WAS WITHDRAWN AT THE AGENT'S REQUEST. A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

2. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

3. **Project # 1000508**
05DRB-00093 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) B1A, **TOWNE PARK PLAZA,** zoned SU-1, C-1, located on EUBANK BLVD NE, between I-40 and CHICO RD NE containing approximately 18 acre(s). [REF: Z-98-114, DRB-90-289, 00EPC01182, 02DRB01528, 02DRB01529, 02AA01605] (K-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION OF FINAL PLAT: RELOCATED WATER LINE MUST BE IN PLACE PRIOR TO FINAL PLAT APPROVAL.**

4. **Project # 1002960**
05DRB-00108 Major-Vacation of Pub Right-of-Way
05DRB-00109 Major-Preliminary Plat Approval
05DRB-00110 Minor-Sidewalk Waiver
05DRB-00111 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) K, SUNDORO SOUTH, UNIT 1, (to be known as **SUNDORO SOUTH, UNIT 2,** zoned SU-2 FOR RLT, located on 98TH STREET NW, between LADERA DR NW and I-40 containing approximately 6 acre(s). [REF: 04DRB01006, 04DRB01007] (J-8/J-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/16/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: PROPERTY SHALL BE EXCHANGED WITH NMDOT. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003285**
05DRB-00105 Major-Preliminary Plat Approval
05DRB-00106 Major-Vacation of Pub Right-of-Way
05DRB-00112 Minor-Sidewalk Waiver
05DRB-00107 Major-Vacation of Public Easements
05DRB-00113 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B-24 through B-28, TOWN OF ATRISCO GRANT UNIT 5 (to be known as **SUNDORO SOUTH, UNIT 6**) zoned SU-2 RLT, located on ENDEE RD NW, between 90TH STREET NW and 94TH STREET NW containing approximately 23 acre(s). [REF: 04DRB01689, 04DRB01690, 04DRB01691, 04DRB01692, 04DRB01693] [Listed under Project #1003606 in error] (J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: SILICA AVENUE SHALL BE DEDICATED AS A 44-FOOT RIGHT-OF-WAY TO THE WESTERN BOUNDARY. VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003360**
05DRB-00115 Major-Vacation of Public Easements
05DRB-00116 Minor-Prelim&Final Plat Approval

SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) A, **JOHN ADAMS MULTIPURPOSE CENTER,** zoned SU-1 special use zone, located on GLENRIO RD NW, between 56TH ST NW and LOMA HERMOSA DR NW containing approximately 4 acre(s). [REF: ZA-77-179] (J-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND THE 15-DAY APPEAL PERIOD.**

7. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub Right-of-Way
05DRB-00121 Major-Preliminary Plat Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] [*Deferred from 2/16/05]* (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

8. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] *[Deferred from 12/1/04, 1/26/05 & 2/9/05 & 2/16/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

9. **Project # 1001440**
05DRB-00026 Major-SiteDev Plan BldPermit

BOB BOGAN agent(s) for RICHARD RODRIGUEZ request(s) the above action(s) for all or a portion of Tract(s) D-3A, **COORS CENTRAL NORTH PLAZA,** zoned SU-I, located on COORS BLVD NW, between BLUEWATER RD NW and CENTRAL AVE NW containing approximately 1 acre(s). *[Deferred from 2/2/05]* (K-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CORRECT WATER AND SEWER SERVICE LINE SIZES AND SHOW METER LOCATION AND SIZE AND PLANNING FOR 15-DAY APPEAL PERIOD AND COMMENTS IN FILE.**

10. **Project # 1003790**
05DRB-00085 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES,** zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s).[REF:04DRB01790] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00158 Minor-SiteDev Plan Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES,** zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00165 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

11. **Project # 1003929**
05DRB-00205 Minor-SiteDev Plan BldPermit

SANDERS AND ASSOCIATES ARCHITECTS agent(s) for MIKE BAKER request(s) the above action(s) for all or a portion of Lot(s) 42, **ALAMEDA BUSINESS PARK,** zoned SU-2 FOR IP-EP USES, located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223, PROJ-1000624] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS ON COMMENT SHEET AND TO PLANNING TO ADD ROOF LANGUAGE ON 2/11/05 LETTER ONTO SITE PLAN FOR BUILDING PERMIT AS A NOTE.**

12. **Project # 1002529**
05DRB-00212 Minor-SiteDev Plan Subd/EPC
05DRB-00213 Minor-SiteDev Plan BldPermit/EPC
05DRB-00214 Minor-Amnd Prelim Plat Approval

CONSENSUS PLANNING agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, a partition of BLACK RANCH (to be known as **CAS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 04EPC01840, 04EPC01841, 04EPC01843, 04DRB01060, 04DRB01059, 04DRB01374] **[Makita Hill, EPC Case Planner]** (B-13/B-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITION: A PUBLIC SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK NEEDS TO BE ADDED. THE AMENDED INFRASTRUCTURE LIST DATED 2/16/05 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

13. **Project # 1003646**
05DRB-00114 Minor-SiteDev Plan BldPermit

PAULA DAL SANTO request(s) the above action(s) for all or a portion of Lot(s) 1-B-5, Block(s) 1, **VIDAS SUBDIVISION,** zoned SU-1 C-3, located on PROSPECT NE, between SAN MATEO NE and WASHINGTON NE containing approximately 19 acre(s). [REF: 04EPC01336] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 2/2/05]* (H-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1000980**
05DRB-00161 Minor-Amnd SiteDev Plan BldPermit/EPC
05DRB-00162 Minor-SiteDev Plan Subd/EPC
05DRB-00163 Minor-SiteDev Plan BldPermit/EPC

NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 2/9/05 & 2/16/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00160 Minor-Prelim&Final Plat Approval

RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] *[Deferred from 2/9/05 & 2/16/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

15. **Project # 1003764**
05DRB-00208 Minor-SiteDev Plan BldPermit/EPC

SMPC ARCHITECTS agent(s) for HOPE EVANGELICAL FREE CHURCH request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **HOLIDAY PARK SUBDIVISION**, zoned SU-1 Church & Related, located on JUAN TABO BLVD NE, between MANITOBA ST NE and BAJA DR NE containing approximately 4.6 acre(s). **[Stephanie Shumsky, EPC Case Planner]** (F-22) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATIONS AND TRANSPORTATION DEVELOPMENT FOR PARKING BUMPERS, RESCIND TCL AND 3 COPIES OF SITE PLAN FOR BUILDING PERMIT.**

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

16. **Project # 1003874**
05DRB-00199 Minor-Subd Design (DPM) Variance

ISAACSON & ARFMAN, PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-E, **EL RANCHO GRANDE, UNIT 16,** zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB-01892, 04DRB-00717, 05DRB-00032, 05DRB-00033, 05DRB-00034, 05DRB-00035, 05DRB-00126] (N-8) **A SUBDIVISION DESIGN VARIANCE FOR BLOCK LENGTH WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

17. **Project # 1003932**
05DRB-00215 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for TRICOR REFERENCE LABS request(s) the above action(s) for all or a portion of Tract(s) D-1-A, **GATEWAY SUBDIVISION,** zoned SU-2 FOR C-3, located on WOODWARD PL NE, between LOMAS BLVD NE and MOUNTAIN RD NE containing approximately 10 acre(s). [REF: 02DRB01516] (J-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND CHECK FOR LINEOUT NOTE.**

18. **Project # 1000849**
05DRB-00211 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 61, 62 and 63, **BREEZE AT MOUNTAIN GATE,** zoned SU-1, PRD,C-1, SC, located on FOUR HILLS RD SE, between WENONAH AVE SE and SHAFFER CT SE containing approximately 1 acre(s). [REF: 03DRB-02074] (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003761**
05DRB-00210 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for DOUGLAS F. VAUGHAN request(s) the above action(s) for all or a portion of Lot(s) 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK NE containing approximately 2 acre(s). *[Deferred from 2/16/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

20. **Project # 1002743**
04DRB-00888 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s).[REF:Z-03-01007, 03DRB00989]*[Final Plat was Indef Deferred for SIA 6/16/04] [Deferred from 2/9/05 & 2/16/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

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

21. **Project # 1003931**
05DRB-00209 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for THOMAS AND BETTS request(s) the above action(s) for all or a portion of Tract(s) A, **ATRISCO BUSINESS PARK, UNIT 1,** zoned SU-1 Planned Industrial Park, located on BLUEWATER RD NW, between AIRPORT DR NW and COORS BLVD NW containing approximately 40 acre(s). (J-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003928**
05DRB-00203 Minor-Sketch Plat or Plan

SURVEY'S SOUTHWEST agent(s) for JIM MOCHO request(s) the above action(s) for all or a portion of Lot(s) 16-D, **TOHATCHI ADDITION** and Lot(s) 12, Block(s) C, **J. M. MOORE REALTY CO'S 3RD ADDITION**, zoned R-1, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 2 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003930**
05DRB-00206 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LANDS OF BRACKSON A. COURSON,** zoned RD, located on 64TH ST NW, between MILNE RD NE and containing approximately 4 acre(s). [REF: 03DRB-02074] (G-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for January 26, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 26, 2004 WERE APPROVED.**

ADJOURNED: 11:45 A.M.

Wedge 13/16/05

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003470 AGENDA#: 2 DATE: 1/16/05

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

ALBUQUERQUE
Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003470 **AGENDA ITEM NO: 2**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

3-16-05

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 16, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

January 12, 2005 - 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: NOON
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1003520**
04DRB-01567 Major-Preliminary Plat Approval
04DRB-01568 Minor-Temp Defer SDWK
04DRB-01863 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] *[Deferred from 11/3/04, 12/1/04,12/15/04 & 1/5/05]* 04DRB-1570 WAS WITHDRAWN. (B-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/12/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: AN APPROVED PERIMETER WALL DESIGN MUST OCCUR BEFORE FINAL PLAT APPROVAL. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE FOR NON-PLACEMENT OF SIDEWALKS WHICH WILL NOT PRECLUDE ANY FUTURE PROJECT FROM CONSTRUCTING SIDEWALK LATER.**

2. **Project # 1002384**
04DRB-01942 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 4, COORS VILLAGE, (to be known as **RANCHO ENCANTADO DEL SUR,** zoned SU-3, located on COORS BLVD NW, between ATRISCO BLVD NW and MILNE RD NW containing approximately 20 acre(s). [REF: 03DRB01369] (F-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1003429**
04DRB-01950 Major-Preliminary Plat Approval
04DRB-01951 Major-Vacation of Pub Right-of-Way
04DRB-01952 Major-Vacation of Public Easements
04DRB-01953 Minor-Sidewalk Waiver
04DRB-01954 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C EL RANCHO GRANDE, (to be known as **SIERRA RANCH SUBDIVISION,** zoned R-LT & RD, located on GIBSON BLVD SW, between MESSINA SW and GIBSON SW containing approximately 62 acre(s). [REF: 04DRB-01891, 04DRB00717] *[Deferred from 1/12/05]* (N-8) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

4. **Project # 1003471**
04DRB-01948 Major-Amnd Prelim Plat Approval
04DRB-01949 Minor-Temp Defer SDWK

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, PARADISE HEIGHTS (to be known as **SEVILLE SUBDIVISION, UNIT 3A**), zoned R-1, located on KAYENTA BLVD NW north of SEQUOIA AVE NW containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225] (A-10) **THE AMENDED INFRASTRUCTURE LIST DATED 1/12/05 WAS APPROVED. THE AMENDED GRADING PLAN ENGINEER STAMP DATED 12/16/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED A SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003172**
04DRB-01955 Major-Preliminary Plat Approval
04DRB-01957 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1D, SEVILLE (to be known as **SEVILLE SUBDIVISION, UNIT 9,** zoned R-LT, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 8 acre(s). [REF: 04DRB00529] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/12/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/16/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: TO REEVALUATE THE LOCATION OF PYRENEES CT AND IRVING BLVD., TO SHOW THE 20-FOOT PEDESTRIAN EASEMENT ON THE FINAL PLAT AND TO GRANT THE 20-FOOT PUBLIC SANITARY SEWER EASEMENT TO THE CITY OF ALBUQUERQUE AS WELL AS NEW MEXICO UTILITIES INC. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1002194**
04DRB-01915 Major-Preliminary Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGINGS ADDITION,** zoned R-2, located on WELLESLEY SE, between CARLISLE SE and GIBSON SE containing approximately 2 acre(s). [REF: 03DRB01778, 03DRB00537, 04DRB01836] (L-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/112/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/8/03 THE PRELIMINARY PLAT WAS APPROVED.**

04DRB-01836 Minor-Final Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGING ADDITION,** zoned R-2, located on WELLESLEY SE, between CARLISLE SE and GIBSON SE containing approximately 2 acre(s). [REF: 04DRB01778] *[Deferred from 12/15/04]* (L-16) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7.	**Project # 1003585** 04DRB-01958 Major-Preliminary Plat Approval	RIO GRANDE ENGINEERING agent(s) for PHILLIP RABY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 and 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **TOWNHOMES @ MASONS LANDING,** zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 04DRB01168] (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**
8.	**Project # 1002134** 04DRB-01804 Major-Preliminary Plat Approval	MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, **VISTA DEL NORTE SUBDIVISION,** zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196,02DRB01199]*[Deferred from 12/29/04 & 1/12/05]* (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/05.**
	04DRB-01967 Minor-SiteDev Plan Subd/EPC	MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, **VISTA DEL NORTE SUBDIVISION,** zoned SU-1 special use zone, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE NW containing approximately 31 acre(s). [REF: Z-87-113, DRB-94-288, 02DRB01196, 02DRB01199, 04DRB01804, 04DRB00794] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 12/29/04 & 1/12/05]* (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/05.**

9. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04 & 12/1/04 & 1/12/05]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

10. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION,** zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04,9/8/04,10/6/04 & 11/3/04 & 1/12/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

11. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION,** located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] *[Deferred from 12/1/04, 12/15/04 & 1/12/05]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

12. **Project # 1002051**
03DRB-02008 Major-Preliminary Plat Approval
03DRB-02009 Major-Vacation of Public Easements
03DRB-02010 Minor-Vacation of Private Easements
03DRB-02011 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1,** zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). *[Deferred from 6/9/04, 6/23/04,8/4/04,9/29/04, Indefinitely Deferred on 11/10/04, 12/8/04 & 1/5/05]* [REF:02DRB-00963](B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/12/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/15/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

13. **Project # 1000816**
05DRB-00005 Minor-SiteDev Plan Bld/Permit/EPC

TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK,** zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] **[Chris Hyer, EPC Case Planner]** *[Deferred from 1/12/05]* (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 1/19/05.**

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

14. **Project # 1003784**
05DRB-00007 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JESUS ESPINOZA request(s) the above action(s) for all or a 50-foot portion of **VACATED ALAMEDA LATERAL,** zoned lateral, located on PROSPECT AVE NE, between BROADWAY BLVD NE and CUTLER AVE NE containing approximately 1 acre(s). [REF: 04EPC01776] (H-15) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003796**
04DRB-01990 Minor-Prelim&Final Plat Approval

PATRICK J GRIFFIN request(s) the above action(s) for all or a portion of Lot(s) 79, Block(s) 11, **SKYVIEW WEST ADDITION,** zoned R-1, located on GWIN RD SW, between UNSER BLVD SW and GASLIGHT SW containing approximately 1 acre(s). [REF: 04DRB01807] (K-10) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE.**

16. **Project # 1002727**
05DRB-00010 Minor-Prelim&Final Plat Approval

DAC ENTERPRISES INC agent(s) for PEGGY DASKALOS-LYCOU request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 6-10, Block(s) 105, **BEL AIR SUBDIVISION,** zoned C-2, located on MENAUL BLVD NE, between ALVARADO DR NE and PALOMAS DR NE containing approximately 1 acre(s). [REF: 04ZHE00955] (H-18) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR POSSIBLE RADII DEDICATIONS AND TO PLANNING FOR AGIS DXF FILE.**

17. **Project # 1003695**
05DRB-00008 Minor-Prelim&Final Plat Approval

HALL SURVEYING CO agent(s) for A BAIN COCHRAN III request(s) the above action(s) for all or a portion of Lot(s) 4 (west 63 feet), Block(s) 12, **ALBUQUERQUE HIGHLANDS,** zoned R-1, located on LA VETA NE, between SAN MATEO NE and MOUNTAIN RD NE containing approximately 1 acre(s). [REF:04DRB-1404] (J-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project # 1003673**
04DRB-01637 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **(**to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] *[Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04, Final Plat Indef Deferred for SIA.]* (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR SIA, AMAFCA'S SIGNATURE AND NEEDED EASEMENTS AND TO PLANNING FOR THE AGIS DXF FILE.**

19. **Project # 1003604**
04DRB-01794 Minor-Final Plat Approval

ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION,** zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68TH ST NW containing approximately 13 acre(s). [REF 04DRB01233, 04DRB01452, 04DRB01453] *[Deferred from 12/1/04, 12/8/04 & 1/5/05]* (J-10) **THE FINAL PLAT WAS APPROVED WITH THE FOLLOWING CAVEAT: THE AGENT IS TO GET THE TREASURER'S STAMP ON THE MYLAR AND TURN THE MYLAR OVER TO KEVIN CURRAN WITHOUT RECORDING IT. THE RECORDING WILL OCCUR LATER.**

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

20. **Project # 1003865**
05DRB-00006 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for PARKS CUSTOM BUILDERS INC request(s) the above action(s) for all or a portion of Lot(s) 11,12, 21 and 22, Block(s) 28, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B,** zoned SU2 - IP, located on ALAMEDA BLVD NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: Z-87-42-1,DRB-99-187] (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1001568**
05DRB-00002 Minor-Sketch Plat or Plan

ED HADDAWAY request(s) the above action(s) for all or a portion of Tract(s) 90 and 91A1-A1-B1-A, **MRGCD MAP 35,** zoned RA-2, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL NW and MATTHEW NW containing approximately 2 acre(s). [REF: 01EPC01563, 04DRB01170] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003863**
04DRB-01989 Minor-Sketch Plat or Plan

URS agent(s) for GLOBAL BRIDGE PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-2, **MENAUL SCHOOL INC,** zoned M-1, located on BROADBENT PARKWAY NE, between CANDELARIA NE and MENAUL NE containing approximately 2 acre(s). (H-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for December 29, 2004. **THE DRB MINUTES FOR DECEMBER 29, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: NOON

Deeper 2/16/05

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003470 AGENDA#: 9 DATE: 1.12.05

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

defer 2/16/05

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003470 **AGENDA ITEM NO: 9**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 12, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003470 **AGENDA ITEM NO: 9**

SUBJECT:

(01) Sketch Plat/Plan	**(05)** Site Plan for Subd	**(10)** Sector Dev Plan
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(03a) Sidewalk Deferral	**(08)** Final Plat	**(13)** Master Dev. Plan
(04) Preliminary Plat	**(09)** Infrastructure List	**(14)** Cost Allocation Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION: to 2-16-05

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 12, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
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DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

December 1, 2004 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 a.m. Adjourned: 4:30 p.m.
B Changes and/or Additions to the Agenda
C New or Old Business

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

1. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04 & 12/1/04]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05**

2.	**Project # 1000464** 04DRB-01729 Major-Preliminary Plat Approval	TIERRA WEST LLC agent(s) for WAL-MART STORES EAST INC request(s) the above action(s) for all or a portion of Tract(s) H6A1A, **RIVERVIEW SUBDIVISION,** zoned SU-1 IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 7 acre(s). [REF: Z-99-11, Z-99-17, 04DRB01226, 04AA01474] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS.**
3.	**Project # 1002315** 04DRB-01723 Major-Vacation of Public Easements	BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 13B, **WILDERNESS COMPOUND @ HIGH DESERT,** zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TR NE and HIGH DESERT PLACE NE containing approximately 34 acre(s). [REF: 03DRB01651] (F-23) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
4.	**Project # 1002702** 04DRB-01664 Major-Vacation of Public Easements 04DRB-01686 Minor-Prelim&Final Plat Approval	ALAN J VINCIONI Request(s) the above action(s) for all or a portion of Tract(s) 1, HUNING HIGHLANDS ADDITION (to be known as **IRON PROPERTIES**) zoned M-1 light manufacturing zone, located on BROADWAY SE AND IRON SE between COAL SE and HAZELDINE SE containing approximately 8 acre(s).[REF:03DRB00886] *[Deferred from 12/1/04]* (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

5. **Project # 1001445**

04DRB-01681 Major-Bulk Land Variance

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH,** zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] *[Deferred from 12/1/04]* (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

04DRB-01634 Minor-SiteDev Plan Subd

CONSENSUS PLANNING agent(s) for DAVE AND LORETTA GARDUNO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH,** zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 5 acre(s). [REF: 03EPC001029, 01EPC0244, 02EPC00991, 03EPC00351, 03EPC00804, CITY COUNCIL BILL 0-02-16, ENACTMENT 13-2002] *[Was Indef Deferred 10/27/04] [Deferred from 12/1/04]* (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

04DRB-01633 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH,** zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] *[Was Indef Deferred 10/27/04] [Deferred from 12/1/04]* (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

6. **Project # 1002779**
04DRB-01730 Major-Preliminary Plat Approval
04DRB-01731 Major-Vacation of Public Easements
04DRB-01732 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SANHIL DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) C, A-1 & A-2, LANDS OF POLO CHAVEZ and SAN JOSE TRACTS, (to be known as **CIELO LINDO SUBDIVISION)** zoned R-1 residential zone, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 04DRB00959, 03EPC02049, 03EPC01061] *[Deferred from 12/1/04]* (M-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

7. **Project # 1003039**
04DRB-01675 Major-Preliminary Plat Approval
04DRB-01676 Major-Vacation of Pub Right-of-Way
04DRB-01677 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, 2, & 3, Block(s) 16, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3, (to be known as **WILSHIRE ESTATES)** zoned RD, located on WILSHIRE BLVD NE, between VENTURA BLVD NE and HOLBROOK BLVD NE containing approximately 3 acre(s). [REF: 04DRB01077] *[Deferred from 12/1/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

8. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned SU-1 PRD, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] *[Deferred from 12/1/04]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/2005.**

9. **Project # 1003522**
04DRB-01725 Major-Preliminary Plat Approval
04DRB-01726 Major-SiteDev Plan Subd
04DRB-01727 Minor-Subd Design (DPM) Variance
04DRB-01728 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 89 and 6, Tract(s) B2, LANDS OF JANE BATTEN, ESTATE OF EMILIANO N GUTIERREZ (to be known as **SYDNEY PLACE),** zoned RA-2, located on CANDELARIA RD NW, between INDIAN FARM LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: 04DRB 01002] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/3/04 THE PRELIMINARY PLAT WAS APPROVED. SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LANDSCAPE PLANS FOR OPEN SPACE TRACTS. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR LOTS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1003606**
04DRB-01689 Major-Vacation of Pub Right-of-Way
04DRB-01690 Major-Preliminary Plat Approval
04DRB-01691 Minor-Sidewalk Waiver
04DRB-01692 Minor-Temp Defer SDWK
04DRB-01693 Minor-Vacation of Private Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Lot(s) J09-26, J09-27, 19W, 12B, Tract(s) L and B, Unit(s) A, TOWN OF ATRISCO GRANT, WESTLAND NORTH SUBDIVISION, PAINTED SKY UNIT 1, SUNDORO SOUTH UNIT 1, **SUNDORO SOUTH UNIT 5,** zoned SU-2 RLT, located on LADERA DR NW, between 94TH ST NW and 90TH ST NW containing approximately 22 acre(s). *[Deferred from 12/1/04]*(J-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

11. **Project # 1003752**
04DRB-01679 Major-Vacation of Public Easements

SURV-TEK INC agent(s) for WELLS FARGO BANK request(s) the above action(s) for all or a portion of Tract(s) F, **MENAUL DEVELOPMENT AREA,** zoned C-3, located on MENAUL BLVD NE, between PRINCETON NE and VASSAR NE containing approximately 2 acre(s). (H-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

12. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION,** located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] *[Deferred from 12/1/04]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

13. **Project # 1003520**
04DRB-01567 Major-Preliminary Plat Approval
04DRB-01568 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] *[Deferred from 11/3/04 & 12/1/04]* 04DRB-1570 WAS WITHDRAWN. (B-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

14. **Project # 1001273**
04DRB-01659 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER,** zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 4 acre(s). [REF: Z-94-13-1] *[Deferred from 11/17/04]* (F-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

15. **Project # 1003696**
04DRB-01654 Major-Vacation of Pub Right-of-Way
04DRB-01655 Major-Preliminary Plat Approval
04DRB-01656 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION AND Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION, (to be known as **TORRENTINO SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s).[REF:04DRB01495] *[Deferred from 11/17/04]* (L-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT THAT P-1 DESIGNATION ON LOTS. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1003571**
04DRB-01517 Major-Vacation of Public Easements
04DRB-01518 Major-Preliminary Plat Approval
04DRB-01519 Minor-Sidewalk Waiver
04DRB-01520 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B,** zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04 & 11/10/04 & 11/17/04]* (N-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/6/04 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

17. **Project # 1003782**
04DRB-01773 Minor-SiteDev Plan BldPermit

DORMAN BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 12A, 12B, 13 and 14, JOURNAL CENTER 2, UNIT 2, (to be known as **MASTHEAD POINTE @ JOURNAL CENTER,** zoned IP, located on BARTLETT ST NE, between MASTHEAD ST NE and RUTLEDGE NE containing approximately 4 acre(s). [REF: DRB-95-268] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENTS, COMPACT SPACE LABELING, OFFSITE MITIGATION, ADA RAMPS AT BARTLETT AND MASTHEAD AND PLANNING FOR SCALED VICINITY MAP ON SITE PLAN, SHEET ELEVATION DRAWING OF REFUSE CONTAINER AND ENCLOSURE, REPLAT APPROVED AT DRB.**

18. **Project # 1002962**
04DRB-01783 Minor-SiteDev Plan BldPermit/EPC

BOHANNAN HUSTON INC agent(s) for NMUI request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS SUBDIVISION,** zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and RAINBOW BLVD NW containing approximately 1 acre(s). [REF: 04EPC00299, 04DRB001322, 04DRB01321, 04DRB01320, 04DRB01319, 04DRB00929, 03DRB01530, 03DRB01529, 03DRB01528, 03DRB01527] **[Russell Brito, EPC Case Planner]** (C-9) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

19.	**Project # 1003775** 04DRB-01745 Minor-SiteDev Plan BldPermit	SCHLEGEL LEWIS ARCHITECTS agent(s) for DGM LLC request(s) the above action(s) for all or a portion of Tract(s) G-1A-1, **SEVEN BAR RANCH,** zoned SU-1 FOR C-2 USES, located on COTTONWOOD DR NW, between COTTONWOOD PARK NW and OLD AIRPORT AVE NW containing approximately 2 acre(s). [REF: Z-96-92, AA-98-138] *[Deferred from 11/17/04]* (A-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TIS OFFSITE MITIGATION MEASURES.**
20.	**Project # 1000676** 04DRB-01798 Minor-SiteDev Plan Subd/EPC 04DRB-01800 Minor-SiteDev Plan BldPermit/EPC	ED FITZGERALD ARCHITECTS agent(s) for MARK & JEAN BERNSTEIN request(s) the above action(s) for all or a portion of Tract(s) F-3, **LAS TIENDAS DE CORRALES CENTER,** zoned SU-1, IP, located on CORRALES RD NW, between CORRALES ACEQUIA NW and ALAMEDA BLVD NW containing approximately 3 acre(s). [REF: ZA-97-274, 04EPC01353, 04EPC01354] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 12/1/04]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

21. **Project # 1002405** 04DRB-01795 Minor-SiteDev Plan Subd/EPC 04DRB-01797 Minor-SiteDev Plan BldPermit/EPC	RAINHART ARCHITECT & ASSOCIATES agent(s) for BLAUGRUND LEE ETAL request(s) the above action(s) for all or a portion of Block(s) F1, Tract(s) A28B1, **REDLANDS SHOPPING CENTER,** zoned SU-1, C-1, located on REDLANDS NW, between COORS BLVD NW and 57TH ST NW containing approximately 2 acre(s). [REF: 04DRB01703, 03DRB00879] **[Carmen Marrone, EPC Case Planner]** (G-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN AND CARMEN'S COMMENTS. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN AND CARMEN'S COMMENTS.**
04DRB-01703 Minor-Prelim&Final Plat Approval	MARK GOODWIN & ASSOC PA agent(s) for TANGER REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, NORTHEAST UNIT TOWN OF ATRISCO GRANT, **REDLANDS SHOPPING CENTER,** zoned SU-1/C-1, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 5 acre(s). [REF: 03DRB00879] *[Deferred from 11/10/04]* (G-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PANNING FOR PNM SIGNED RELEASE OF EASEMENT.**

22. **Project # 1003791**
04DRB-01799 Minor-SiteDev Plan BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 5, **MERIDIAN BUSINESS PARK,** zoned IP industrial park zone, located on MERIDIAN PLACE NW, between SILVER CREEK RD NW and GALLATIN PL NW containing approximately 6 acre(s). [REF: Z-92-57] (K-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR COPY OF FIRE FLOW CALCULATION SHEET. NEED TO VERIFY SYSTEM CAPACITY AND TRANSPORTATION DEVELOPMENT FOR SIDEWALKS WIDTH AND MEANDERING SIDEWALKS CITY STANDARD DWG NO. 5 AND OFFSITE MITIGATION FEE.**

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

23. **Project # 1003781**
04DRB-01768 Minor-Prelim&Final Plat Approval

ALBUQUERQUE SURVEYING CO., INC. agent(s) for TEAM SOUTHWEST, SPERRY VAN NESS request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A1 & 2B1, **UNIVERSITY TOWERS,** zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and I-40 containing approximately 9 acre(s). (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

24. **Project # 1001347**
04DRB-01792 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING INC agent(s) for CURB, INC request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) L, **EL RANCHO GRANDE, UNIT 8A,** zoned R-LT, located on EL PATRON RD SW, between DEL REY RD SW and SALIZA DR SW containing approximately 1 acre(s). [REF: 04DRB00057] (M-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

25. **Project # 1000635**
04DRB-01764 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for COORS & MONTANO, LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-2-A and 38-3-A, **TAYLOR RANCH,** zoned SU-1 FOR C-1, located on MONTANO RD NW, between COORS RD NW and MONTANO RD NW containing approximately 4 acre(s). [REF: 04DRB01092, 04DRB01093, 03DRB00613, 03DRB00454, 03DRB00455, 04DRB01698] (E-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**

26. **Project # 1003497**
04DRB-01759 Minor-Prelim&Final Plat Approval

GENE & DOROTHY DYER request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 20, **FAIRGROUNDS ADDITION,** zoned C-3, located on DOMINGO NE, between SAN PEDRO NE and CALIFORNIA NE containing approximately 1 acre(s). [REF: 04DRB00936] (K-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

27. **Project # 1002632**
04DRB-01761 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for BUILDERS INVESTMENT CO OF NM request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, PARAGON RESOURCES INC, (to be known as **SUNDANCE ESTATES)** zoned RD FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and BLANDA CT NW containing approximately 122 acre(s). [REF: 03DRB01306, 03EPC006901, O4DRB00760, 04DRB00761] (B-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR GRANTING OF PUBLIC EASEMENT ON LOT 6 TO CITY OF ALBUQUERQUE, CORRECT SOUTH BOUNDARY TRACT 6, TRACT 1 ACREAGE.**

28. **Project # 1002250**
04DRB-01770 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES @ VENTANA RANCH,** zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and VENTANA RD NW containing approximately 7 acre(s). [REF: 04DRB01314] (B-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

29. **Project # 1001222**
04DRB-01772 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for NICKOLSON FAMILY LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 3-A-2, **SHELL SUBDIVISION NO. 2,** zoned C-2 community commercial zone, located on COORS BLVD NW, between ILIFF RD NW and HANOVER RD NW containing approximately 2 acre(s). [REF: 03DRB01769, 01DRB00587, 03DRB01769] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A COPY OF PRIVATE UTILITY EASEMENT (NOTE 4d) AND CALL OUT NOTE 4d ON THE PLAT AND TRANSPORTATION DEVELOPMENT FOR TIS AND CLOSURE OF DRIVE ONTO COORS (NORTH).**

30. **Project # 1003786**
04DRB-01778 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 64 & 66, **BREEZE @ MOUNTAIN GATE,** zoned SU-1 PRD,C-1, SC, located on WENONAH AVE SE, between SHAFFER CT SE and KAYLYN DR SE containing approximately 1 acre(s). [REF: Z-91-5, Z-70-60-1, DRB-98-45] (L-23) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

31. **Project # 1001289**
04DRB-01701 Minor-Ext of SIA for Temp Defer SDWK

TIERRA WEST LLC agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 1-114, **DESERT PINE UNIT 2,** zoned RD, located on EUCARIZ AVE SW, between 94TH STREET SW and 98TH STREET SW containing approximately 16 acre(s). [REF: 01DRB00777, 02DRB01207] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT]* (L-9) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

32. **Project # 1003688**
04DRB-01463 Minor-Prelim&Final Plat Approval

SURV-TEK INC., agent(s) for JAMES BAKER, THE TRAILS LLC, LONGFORD GROUP INC., request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS**, zoned RD, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 6 acre(s).[*Deferred from 11/17/04]*(C-9) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**

33. **Project # 1003604**
04DRB-01794 Minor-Final Plat Approval

ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION,** zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68TH ST NW containing approximately 13 acre(s). [REF: 04DRB01233, 04DRB01452, 04DRB01453] *[Deferred from 12/1/04]* (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

34. **Project # 1002506**
04DRB-01791 Minor-Subd Design (DPM) Variance

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A and 12B, **PARTITION OF BLACK RANCH,** zoned RA-1 residential and agricultural zone, semi-urban area, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC00300, 03EPC00301, 04DRB00217, 04DRB00360] (C-13) **A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

35. **Project # 1002856**
04DRB-01793 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for D R HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Tract(s) 5, **MEADOWS @ ANDERSON HILLS, UNIT 3B,** zoned R-LT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH ST SW containing approximately 18 acre(s). [REF: Z-99-58,04DRB00230] (P-9) **THE AMENDED INFRASTRUCTURE LIST DATED 12/1/04 AND THE AMENDED GRADING PLAN DATED 9/23/04 WERE APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT (4-7-04).**

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

36. **Project # 1002590**
04DRB-01769 Minor-Sketch Plat or Plan

GND, LLC agent(s) for MICHAEL WACHOCKI request(s) the above action(s) for all or a portion of Tract(s) B-2, **LANDS OF BRACKSON A COURSON,** zoned R-D, located on 64TH ST NW, between WAYNE NW and CLEGHORN NW containing approximately 4 acre(s). [REF: Z-85-138, DRB-93-389] (G-10) **COMMENTS RECEIVED.**

37. **Project # 1003788**
04DRB-01787 Minor-Sketch Plat or Plan

CARLOS J TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, **TOHATCHI TRAIL TRACK ADDITION,** zoned R-1, located on MOUNTAIN RD NW and TOHATCHI TRAIL NW. (J-12) **COMMENTS RECEIVED.**

38. **Project # 1003790**
04DRB-01790 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC request(s) the above action(s) for all or a portion of Tract(s) H1C, **GURULE-FILBERTO,** zoned IP, located on I-25 NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE [REF: ZA-96-97] (B-18) **COMMENTS RECEIVED.**

39. **Project # 1001386**
04DRB-01796 Minor-Sketch Plat or Plan

BERNARD LOEFFLER agent(s) for EMILIANO SAIZ request(s) the above action(s) for all or a portion of Tract(s) 22B1, **CORONA DEL SOL SUBDIVISION,** zoned SU-1 special use zone, located on SEQUOIA RD NW, between COORS BLVD NW and REDLANDS RD NW containing approximately 6 acre(s). [REF: DRB-94-68, AA-01236, 01109, AA-0300279] (G-11) **COMMENTS RECEIVED.**

40. Approval of the Development Review Board Minutes for November 10 and November 17, 2004.
THE DRB MINUTES FOR NOVEMBER 10 AND NOVEMBER 17, 2004 WERE APPROVED.

ADJOURNED: 4:30 P.M.

Deffet 1-12.05

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003470 AGENDA#: 1 DATE: 12-1-04

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003470 **AGENDA ITEM NO: 1**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
The Hydrology Section has no objection to the BLV request.

RESOLUTION: 1-12-05

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 1, 2004

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 10, 2004 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 9:25 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1002092**
   04DRB-01623 Major-Two Year SIA

   BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Unit(s) 1, 2 & 3, **OXBOW NORTH,** zoned SU-3 special center zone, located on COORS BLVD NW, between NAMASTE DR NW and north of ST PIUS X HIGH SCHOOL containing approximately 40 acre(s). [REF: 04DRB01159] (F-11) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1002464**
04DRB-01576 Major-Vacation of Pub Right-of-Way

PRECISION SURVEYS INC agent(s) for UNSER VULCAN LLC request(s) the above action(s) for all or a portion of Lot(s) 6A, **SANTA FE VILLAGE, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on VULCAN RD NW, between BOGART ST NW and UNSER BLVD NW containing approximately 1 acre(s). [REF: 03DRB00191] (F-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003420**
04DRB-01508 Major-Preliminary Plat Approval
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] *[Deferred from 10/27/04 & 11/17/04]* (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

4. **Project # 1002051**
03DRB-02008 Major-Preliminary Plat Approval
03DRB-02009 Major-Vacation of Public Easements
03DRB-02010 Minor-Vacation of Private Easements
03DRB-02011 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1,** zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). *[Deferred from 6/9/04, 6/23/04, 8/4/04 & 9/29/04]* [REF: 02DRB-00963] (B-10) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

5. **Project # 1003571**
04DRB-01517 Major-Vacation of Public Easements
04DRB-01518 Major-Preliminary Plat Approval
04DRB-01519 Minor-Sidewalk Waiver
04DRB-01520 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B,** zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04 & 11/10/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

6. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04 & 11/10/04]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

7. **Project # 1003705**
04DRB-01540 Major-Vacation of Public Easements
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION,** zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38] *[Deferred from 11/3/04]* (K-15) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

8. **Project # 1003125**
04DRB-01505 Major-Bulk Land Variance
04DRB-01506 Minor-Prelim&Final Plat Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). *[Deferred from 10/27/04 & 11/3/04 & 11/10/04, NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04]* [REF: 03EPC02054](F-6/G-6) **DEFERRED TO 12/8/04.**

04DRB-01630 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506]**[Chris Hyer, EPC Case Planner]** *[Deferred from 10/27/04 & 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04]* (F-5/G-6) **DEFERRED TO 12/8/04.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

9. **Project # 1003010**
04DRB-01687 Minor-SiteDev Plan BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE,** zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO* 11/17/04] **[Makita Hill, EPC Case Planner]** (J-13) **DEFERRED T0 11/17/04.**

10. **Project # 1002786**
04DRB-01635 Minor-SiteDev Plan BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s).[REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] *[Deferred from 10/27/04 & 11/10/04]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

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

11. **Project # 1000633**
04DRB-01700 Minor-Ext of SIA for Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT INC request(s) the above action(s) for all or a portion of Lot(s) 6A-1,13, 15, 9, 11, 5, 6 and 7, **JOURNAL CENTER, PHASE 2, UNIT 2,** zoned IP, located on TIBURON ST NE, between MASTHEAD ST NE and WOLCOTT AVE NE [REF: 02DRB01598] (D-17) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALK WAS APPROVED.**

12. **Project # 1001289**
04DRB-01701 Minor-Ext of SIA for Temp Defer SDWK

TIERRA WEST LLC agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 1-114, **DESERT PINE UNIT 2,** zoned RD, located on EUCARIZ AVE SW, between 94TH STREET SW and 98TH STREET SW containing approximately 16 acre(s). [REF: 01DRB00777, 02DRB01207] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT]* (L-9) **INDEFINITELY DEFERRED ON A NO SHOW.**

13. **Project # 1000635**
04DRB-01698 Minor-Vacation of Private Easements

PRECISION SURVEYS INC agent(s) for COORS & MONTANO LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-L-A and 38-3-A, **TAYLOR RANCH SUBDIVISION,** zoned SU-1 FOR C-1, located on MONTANO RD NW, between COORS BLVD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 04DRB01092, 04DRB01093, 03DRB00613, 03DRB00454, 03DRB00455] (E-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1002405**
04DRB-01703 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOC PA agent(s) for TANGER REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, NORTHEAST UNIT TOWN OF ATRISCO GRANT, **REDLANDS SHOPPING CENTER,** zoned SU-1/C-1, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 5 acre(s). [REF: 03DRB00879] *[Deferred from 11/10/04]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

15. **Project # 1002858**
04DRB-01683 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for **MESA @ ANDERSON HILLS, UNIT 1,** zoned R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: 04DRB01155, Z-88-58] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT WAS WITHDRAWN AT THE AGENT'S REQUEST.**

16. **Project # 1003187**
04DRB-01704 Minor-Final Plat Approval
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-12) **DEFERRED TO 11/17/04.**

17. **Project # 1003467**
04DRB-01706 Minor-Prelim&Final Plat Approval

WALLACE BINGHAM agent(s) for CHARLIE MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDITION, UNIT 1,** zoned R-2, located on RICE AVE NW, between I-40 and INDIAN SCHOOL NW containing approximately 1 acre(s). [REF: DRB 95-337, DRB 95-438, 04DRB00814] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/10/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/1/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

18. **Project # 1003673**
04DRB-01637 Minor-Prelim&Final Plat Approval
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] *[Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-20) **DEFERRED TO 11/17/04.**

19. **Project # 1002397**
04DRB-01668 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA,** zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587,04DRB00707, 04DRB00798] *[Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(E-12) **DEFERRED TO 11/17/04.**

20. **Project # 1003634**
04DRB-01297 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION,** zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04] [Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(K-14) **DEFERRED TO 11/17/04.**

21. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES,** zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request,11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-20) **DEFERRED TO 11/17/04.**

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

22. **Project # 1003759**
04DRB-01702 Minor-Sketch Plat or Plan

KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173-A-1, 173-A-2, 174-A and 174-B, M.R.G.C.D. MAP 31, zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). *[INDEF. DEFERRED ON A NO SHOW 11/10/04]* (G-13) **COMMENTS RECEIVED BY THE AGENT.**

23. Approval of the Development Review Board Minutes for October 27, 2004. **DRB MINUTES FOR OCTOBER 27, 2004 WERE APPROVED.**

ADJOURNED: 9:25 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

ALBUQUERQUE
Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003470 **AGENDA ITEM NO: 6**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

12-1-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 10, 2004

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Deferred 12/1/04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003470 AGENDA#: 6 DATE: 11.10.04

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
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9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 3, 2004 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 a.m. Adjourned: 11:40 a.m.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003571**
   04DRB-01517 Major-Vacation of Public Easements
   04DRB-01518 Major-Preliminary Plat Approval
   04DRB-01519 Minor-Sidewalk Waiver
   04DRB-01520 Minor-Temp Defer SDWK

   MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B,** zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

2. **Project # 1003520**
04DRB-01567 Major-Preliminary Plat Approval
04DRB-01570 Minor-Ext of SIA for Temp Defer SDWK (WITHDRAWN)
04DRB-01568 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] [Deferred from 11/3/04] (B-20) 04DRB-1570 WAS WITHDRAWN. **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

3. **Project # 1001685**
04DRB-01566 Major-Vacation of Pub Right-of-Way

WILSON & COMPANY agent(s) for GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1-B, **PARADISE NORTH,** zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB-00005] (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

5. **Project # 1003238**
04DRB-01569 Major-Preliminary Plat Approval
04DRB-01573 Minor-Vacation of Private Easements
04DRB-01571 Minor-Sidewalk Waiver
04DRB-01572 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION,** zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] *[Deferred from 11/3/04]* (H-12/H-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

6. **Project # 1003705**
04DRB-01540 Major-Vacation of Public Easements
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION,** zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38] *[Deferred from 11/3/04]* (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

7. **Project # 1003717**
04DRB-01565 Major-Vacation of Pub Right-of-Way

ERIC C JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION,** zoned SU-2 NCR, located on AVENIDA CESAR CHAVEZ SE, between BROADWAY SE and ARNO SE containing approximately 1 acre(s). (L-14) **VACATION WAS DENIED.**

8. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION,** zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04,9/8/04,10/6/04 & 11/3/04]* (C-20) **DEFERRED AT THE BOARD'S REQUEST TO JANUARY 12, 2005.**

9. **Project # 1003125**
04DRB-01505 Major-Bulk Land Variance
04DRB-01506 Minor-Prelim&Final Plat Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). *[Deferred from 10/27/04 & 11/3/04]* [REF: 03EPC02054](F-6/G-6) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

04DRB-01630 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506]**[Chris Hyer, EPC Case Planner]** *[Deferred from 10/27/04 & 11/3/04]* (F-5/G-6) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

10. **Project # 1001946**
04DRB-01670 Minor-SiteDev Plan BldPermit/EPC

WADE-TRIM agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **LOS ANGELES CENTER,** zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 11 acre(s). [REF: 04EPC01032, 04DRB01177, 04DRB01178, 04DRB01176] **[Makita Hill, EPC Case Planner]** *[Deferred from 11/3/04]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

11. **Project # 1003372**
04DRB-01234 Minor-SiteDev Plan Subd

DEKKER/PERICH/SABATINI agent(s) for TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352] (The site plan for building permit was withdrawn at the agent's request.) *[Site Plan for Subdivision was deferred from 8/18/04 & 9/8/04]* (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ACCOMMODATE NEW PUBLIC SAS MANHOLE WITHIN NEW PUBLIC SAS & WATER EASEMENTS AND TO PLANNING FOR 3 COPIES OF SITE PLAN.**

04DRB-01665 Minor-Prelim&Final Plat Approval

Forstbauer Surveying agent(s) for Tijeras Place LLC request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352, 04DRB01369] (C-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ACCOMMODATE NEW PUBLIC SAS MANHOLE WITHIN NEW PUBLIC SAS & WATER EASEMENTS AND TO PLANNING TO RECORD.**

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

12. **Project # 1002397**
04DRB-01668 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA,** zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587,04DRB00707, 04DRB00798] *[Deferred from 11/3/04]* (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

13. **Project # 1002711**
04DRB-01646 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS VII, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 and 21-26, Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be known as **OAKLAND ESTATES,** zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03EPC00907, 03EPC00908, 03EPC00915] (C-18) **FINAL PLAT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND OPEN SPACE NOTE.**

14. **Project # 1002948**
04DRB-01669 Minor-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Tract(s) A1,171A1BA, LANDS OF JACK F CULLY (to be known as **VISTA FAISAN SUBDIVISION,** zoned RA-2, located on ADOBE RD NW, between GUADALUPE TRAIL NW and OPEN SPACE containing approximately 6 acre(s). [REF: 03EPC01736, 03DRB01485, 03DRB01486, 03DRB01497, 04DRB01504] (F-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR M.R.G.C.D. SIGNATURE AND PARKS FOR CASH-IN-LIEU.**

15. **Project # 1003573**
04DRB-01417 Minor-Prelim&Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] *[Deferred from 9/22/04 & 10/6/04]* (C-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. **Project # 1003673**
04DRB-01637 Minor-Prelim&Final Plat Approval
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **(**to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] *[Deferred from 10/27/04 & 11/3/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

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

17. **Project # 1003748**
04DRB-01660 Minor-Sketch Plat or Plan

SANDRA DAVIS request(s) the above action(s) for all or a portion of Tract(s) 8-E & 9-E, **LANDS OF HOLLINGSWORTH,** zoned RA-2 residential and agricultural zone, located on ARCADIAN TRAIL NW, between VAN CLEAVE RD NW and GRIEGOS RD NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for October 20, 2004. **THE DRB MINUTES FOR OCTOBER 20, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:40 A.M.

Defer 11/10/04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003470 AGENDA#: 4 DATE: 11.3.04

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

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11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003470 **AGENDA ITEM NO: 4**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
The Hydrology Section has no objection to the BLV request.

RESOLUTION:

11-10-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 3, 2004

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 3, 2004

Project # 1003470
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s).[REF:04DRB00825,04DRB01460] (D-9)

AMAFCA — No objection to requested actions. The master drainage plan is included in AMAFCA's Boca Negra – Mariposa Arroyo Drainage Management Plan.

COG — Future roadways adjacent to the proposed project as identified on the Long Range Roadway System map include Unser Boulevard (limited access principal arterial) and the Atrisco Drive/Rainbow Boulevard Corridor (principal arterial/study corridor). Right of way on both of these facilities has been identified at 156'. Additionally, the Long Range Bikeway System map identifies on-street bike lanes as well as separate trails/paths for both of these facilities.

Transit — No objections to the requests.

Zoning Enforcement — No comments received.

Neighborhood Coordination

Letter sent to Volcano Cliffs Property Owners Association.

APS — No comments received.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Maintenance of landscaping.

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

PNM Electric & Gas

Please redraw preliminary plat to include PUE for PNM facilities in the SE corner of former Tract 1-B. Also, pre-plat does not contain dedicatory language for PUE, please include in final plat.

Comcast	No comments received
QWEST	No comments received
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	An approved drainage report is required for Preliminary Plat approval. No objection to the BLV.

Transportation Development

Need traffic distribution map to verify street widths. This should include ultimate build out including any anticipated traffic from further west and south parcels. Some of these streets will not meet the definition of "access" to qualify for 28' widths. No objection to deferral of sidewalk. Need radius information for cul-de-sac. Provide cross section of Vista Vieja Blvd. If this is a boulevard, a full minor arterial section is required. (This will probably be a collector section with bike lanes.) Sidewalks are required on both sides unless agreement has been made with parks and recreation for maintenance of trail. Major Local and above require 6' sidewalks. Where are the permanent improvements to 81st Street? Where is "Bulk Land Variance" language on plat? Why is Go West Road not contained within platting action? Easement should be granted and round about built to act as a cul-de-sac with this action.

Parks & Recreation

Is tract 1 private or public open space? How many total lots will be developed with this project. A park dedication may be required per the Park Dedication Ordinance. Add a note to the infrastructure list "The trail system will be covered under a landscape and maintenance agreement." No objection to the sidewalk request.

Utilities Development

Need to separate Bulk Plat from Preliminary Plat for Phase 1 subdivision.
Need 'Bulk Plat' on title of plat and Bulk Variance language on plat.
Need Utility Plan for entire development in order to review infrastructure list. Call out pressure zone for water items on Infrastructure list.
Cannot approve +Preliminary Plat until Water Authority has approved Development Agreement. No objection to sidewalk deferral, defer to Transportation.

Planning Department

The perimeter wall design submittal does not meet several requirements. Agent was faxed a copy of the requirements on 10/12/04. A revised submittal should be received at the Planning Front Counter by Monday, November 1st to avoid deferral.

The infrastructure list marked Original is not signed as required. It does need the Agent's signature prior to approval.

The letter mailed to the neighborhood associations did not mention the bulk land variance requested by applicant & the reason for the public notification in this case. New letters must be mailed and copies of the letter & certified letter receipts given to Planning by October 19, 2004 at noon to meet the 15 day minimum notice requirement and avoid deferral. Please explain what a bulk land variance is & why you are requesting it in your letters.

List the current zoning and minimum lot size under "Subdivision Data" on the preliminary plat & submit one revised copy to Planning by November 1st for the file to comply with Subdivision Ordinance requirements and to avoid deferral.

Who will own and maintain Tract 1 marked Open Space? HOA.

No objection to the requested actions once these comments are addressed.

Title exp 1/2
Wrong Subdivision
Notice of CONDITIONS

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

cc: SPS LLC, Attn: Scott Schiabor, 8300 Carmel NE, 87122
Wilson & Company, Attn: Robert MacLake, 4900 Lang Ave NE, Suite A, 87109

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, November 3, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003571
04DRB-01517 Major-Vacation of Public Easements
04DRB-01518 Major-Preliminary Plat Approval
04DRB-01519 Minor-Sidewalk Waiver
04DRB-01520 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B,** zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] (N-9)

Project # 1003520
04DRB-01567 Major-Preliminary Plat Approval
04DRB-01570 Minor-Ext of SIA for Temp Defer SDWK
04DRB-01568 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] (B-20)

Project # 1001685
04DRB-01566 Major-Vacation of Pub Right-of-Way

WILSON & COMPANY agent(s) for GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1-B, **PARADISE NORTH,** zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB-00005] (A-12)

Project # 1003470
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] (D-9)

SEE PAGE 2 . . .

Project # 1003238
04DRB-01569 Major-Preliminary Plat Approval
04DRB-01573 Minor-Vacation of Private Easements
04DRB-01571 Minor-Sidewalk Waiver
04DRB-01572 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION,** zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] (H-12/H-13)

Project # 1003705
04DRB-01540 Major-Vacation of Public Easements
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION,** zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38](K-15)

Project # 1003717
04DRB-01565 Major-Vacation of Pub Right-of-Way

ERIC C JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION,** zoned SU-2 NCR, located on AVENIDA CESAR CHAVEZ SE, between BROADWAY SE and ARNO SE containing approximately 1 acre(s). (L-14)

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 meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 18, 2004.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project # 1003470
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04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] (D-9)

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2

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Project # 1003705 04DRB-01540 Major-Vacation of Public Easements 04DRB-01539 Minor-Sketch Plat or Plan	FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION,** zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38](K-15)
Project # 1003717 04DRB-01565 Major-Vacation of Pub Right-of-Way	ERIC C JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION,** zoned SU-2 NCR, located on AVENIDA CESAR CHAVEZ SE, between BROADWAY SE and ARNO SE containing approximately 1 acre(s). (L-14)

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 18, 2004.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

UNITED STATES POSTAGE
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METRO BUILDERS INC.
GENERAL DELIVERY
ELEPHANT BUTTE NM 87935

DRB

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: NOVEMBER 3, 2004
Zone Atlas Page: D-9-Z
Notification Radius: 100 Ft.

Project# 1003470
App# 04DRB-01522
App# 04DRB-01523
App# 04DRB-01524

Cross Reference and Location:

Applicant: SPS, LLC
ATTN: SCOTT SCHIABOR
Address: 8300 CARMEL NE
ALBUQUERQUE NM 87122

Agent: WILSON & COMPANY, INC.
ATTN: ROBERT MacLAKE
Address: 4900 LANG AVE NE, STE# A
ALBUQUERQUE NM 87109

Special Instructions:

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

Date Mailed: OCTOBER 15, 2004

Signature: KYLE TSETHLIKAI

100906350230110733	LEGAL: 003 002V OLCANO CLIFFS UNIT 25			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: LOFTUS MARTIN J & MARIE M				
	OWNER ADDR: ~~00000~~ PO Box 1842		CLOVIS	NM	88102
100906324728820109	LEGAL: TRAC T 27 VOLCANO CLIFFS SUBD UNIT 8			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: CHAVEZ REMIJIO E & RACHAEL M				
	OWNER ADDR: 07029 VERANDA	RD NE	ALBUQUERQUE	NM	87110
100906351527710734	LEGAL: 004 002V OLCANO CLIFFS UNIT 25			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: LOFTUS MARTIN J & MARIE ETAL				
	OWNER ADDR: 00000		CLOVIS	NM	88102
100906342228110601	LEGAL: 015 005V OLCANO CLIFFS SUBD UNIT #13			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: ROUSSEAU JAMES ALBERT & MARY				
	OWNER ADDR: 06325 MESQUITE	NW	ALBUQUERQUE	NM	87120
100906345728210624	LEGAL: 005 001V OLCANO CLIFFS UNIT 25			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: METRO BUILDERS INC				
	OWNER ADDR: ~~00000~~ General Delivery		ELEPHANT BUTT	NM	87935
100906335027910301	LEGAL: 15 0 07VO LCANO CLIFFS SUBD UNIT 13			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: PALLAVICINI KATHERINE K				
	OWNER ADDR: 16914 BUTTER OAK	DR	SPRING	TX	77379
101006301825330801	LEGAL: 005 002V OLCANO CLIFFS UNIT 25			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: KING VERNON R ETAL				
	OWNER ADDR: 01331 PARK	AV SW	ALBUQUERQUE	NM	87102
100906326827610110	LEGAL: LT 1 6 BL K 10 VOLCANO CLIFFS UNIT 13 CONT 14.497 SQ			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: CALECA JOE & KAREN				
	OWNER ADDR: 00145 DAVID	ST	STATEN ISLAND	NY	10308
100906327727610111	LEGAL: 15 0 10VO LCANO CLIFFS SUBD UNIT 13			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: MARASCHICK MARILYN ETAL				
	OWNER ADDR: 01301 TODD	RD	MIDLAND	TX	79706
100906328727610112	LEGAL: 14 0 10VO LCANO CLIFFS SUBD UNIT 13			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: FRAZIER ANNA L				
	OWNER ADDR: ~~00000~~ PO Box ~~35~~ 250		CHINLE	AZ	86503
100906329627610113	LEGAL: 13 0 10VO LCANO CLIFFS SUBD UNIT 13			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: FRAZIER ANNA L				
	OWNER ADDR: 00000		CHINLE	AZ	86503

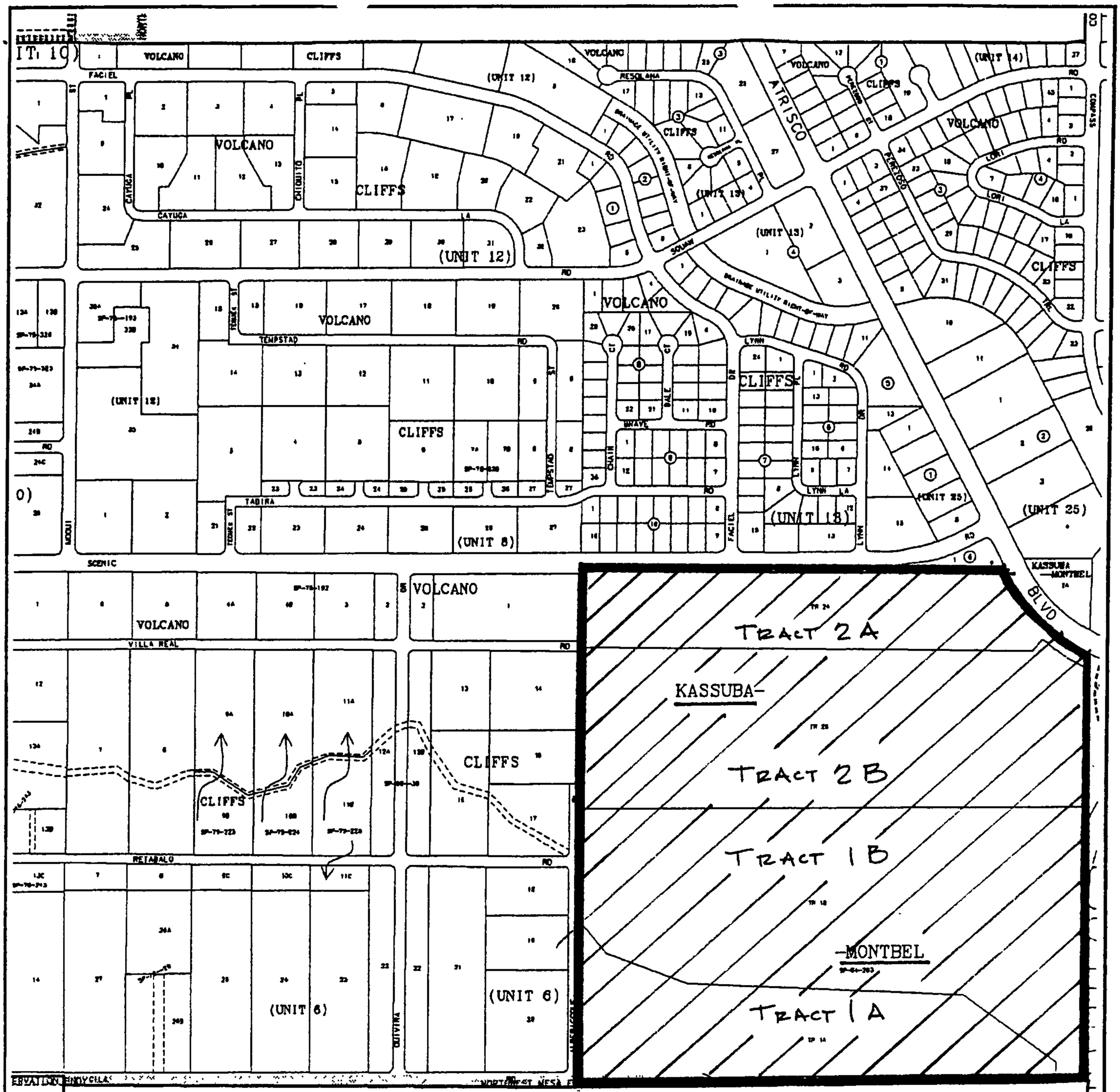
100906330527610114	LEGAL: 12 0 10VO LCANO CLIFFS SUBD UNIT 13			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: STURM MARILYN				
	OWNER ADDR: 12005 HOLIDAY	AV NE	ALBUQUERQUE	NM	87111
100906331427610115	LEGAL: 11 0 10VO LCANO CLIFFS SUBD UNIT 13			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: KAMERMAN BRETT PADRAIC				
	OWNER ADDR: 08609 VINEYARD RIDGE	RD NE	ALBUQUERQUE	NM	87122
100906332327610116	LEGAL: 10 0 10VO LCANO CLIFFS SUBD UNIT 13			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: KAMERMAN PATI				
	OWNER ADDR: 08609 VINEYARD RIDGE	RD NE	ALBUQUERQUE	NM	87122
100906333227610101	LEGAL: 9 01 0VOL CANO CLIFFS SUBD UNIT 13			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: SPACE HOMES INC				
	OWNER ADDR: ~~00000~~ Po Bx 38		ESPANOLA	NM	87532
100906336827510302	LEGAL: 14 0 07VO LCANO CLIFFS SUBD UNIT 13			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: WORDEN JUDE A & MARIE T				
	OWNER ADDR: 10910 SANTA MONICA	NE	ALBUQUERQUE	NM	87122
100906339227510303	LEGAL: 13 0 07VO LCANO CLIFFS SUBD UNIT 13			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: VELARDE GILBERT L ETUX				
	OWNER ADDR: 01509 CAMINO AMPARO	NW	ALBUQUERQUE	NM	87107
100906346726511201	LEGAL: 001 006V OLCANO CLIFFS UNIT 25			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: CITY OF ALBUQUERQUE				
	OWNER ADDR: 00000		ALBUQUERQUE	NM	87103
100906339724140116	LEGAL: TRAC T 2- A LAND DIVISION PLAT FOR KASSUBA-MONTBEL L			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: VOLCANO CLIFFS INC				
	OWNER ADDR: 04112 BLUE RIDGE	PL NE	ALBUQUERQUE	NM	87111
100906322524230127	LEGAL: TRAC T 1 VOLCANO CLIFFS SUBD UNIT 6			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: DOERPER MONIKA				
	OWNER ADDR: 03008 EL MARTA	CT NE	ALBUQUERQUE	NM	87111
100906339724140116	LEGAL: TRAC T 2- A LAND DIVISION PLAT FOR KASSUBA-MONTBEL L			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: VOLCANO CLIFFS INC				
	OWNER ADDR: 04112 BLUE RIDGE	PL NE	ALBUQUERQUE	NM	87111
100906339718140115	LEGAL: TRAC T 2- B LAND DIVISION PLAT FOR KASSUBA-MONTBEL L			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: ALBUQUERQUE LAND COMPANY				
	OWNER ADDR: 00020 NORTH LAKE	ST	FOREST LAKE	MN	55025

100906324219830113	LEGAL: TRAC T 14 VOLCANO CLIFFS SUBD UNIT 6			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: DOERPER FRIEDRICH DR				
	OWNER ADDR: 03008 EL MARTA	CT	NE ALBUQUERQUE	NM	87111
101006302118130710	LEGAL: 001 005V OLCANO CLIFFS UNIT 25			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: LAKE DON C & ALDRICH CHILTON				
	OWNER ADDR: 01200 TAM O'SHANTER	DR	BAKERSFIELD	CA	93309
100906324216530112	LEGAL: TRAC T 15 VOLCANO CLIFFS SUBD UNIT 6			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: STOPPKOTTE WARREN A				
	OWNER ADDR: 11330 E IRVINGTON	RD	TUCSON	AZ	85747
100906324212930111	LEGAL: TRAC T 17 VOLCANO CLIFFS SUBD UNIT 6			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: SCOTT LAVERNE E				
	OWNER ADDR: 06224 KATSON		NE ALBUQUERQUE	NM	87109
101006301511930512	LEGAL: 001 001V OLCANO CLIFFS UNIT 24			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: METRO STEVEN J				
	OWNER ADDR: 04900 LANG	AV	NE ALBUQUERQUE	NM	87109
100906339709440114	LEGAL: TRAC T 1- B LAND DIVISION PLAT FOR KASSUBA-MONTBEL L			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: ALBUQUERQUE LAND COMPANY				
	OWNER ADDR: 00020 NORTH LAKE	ST	FOREST LAKE	MN	55025
100906324209830110	LEGAL: TRAC T 18 VOLCANO CLIFFS SUBD UNIT 6			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: DOERPER MONIKA				
	OWNER ADDR: 03008 EL MARTA	CT	NE ALBUQUERQUE	NM	87111
101006301109730501	LEGAL: 012 001V OLCANO CLIFFS UNIT 24			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: METRO STEVEN J				
	OWNER ADDR: 04900 LANG	AV	NE ALBUQUERQUE	NM	87109
101006301307330110	LEGAL: 001 003V OLCANO CLIFFS UNIT 24			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: METRO STEVEN J % WILSON & COMP				
	OWNER ADDR: 04900 LANG	AV	NE ALBUQUERQUE	NM	87109
100906324207130109	LEGAL: TRAC T 19 VOLCANO CLIFFS SUBD UNIT 6			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: STANGE EDWARD & CHARLA				
	OWNER ADDR: 00532 GEORGIA	ST	SE ALBUQUERQUE	NM	87108
100906338702440113	LEGAL: TRAC T 1- A LAND DIVISION PLAT FOR KASSUBA-MONTBEL L			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: ALBUQUERQUE LAND COMPANY				
	OWNER ADDR: 00020 NORTH LAKE	ST	FOREST LAKE	MN	55025

101006302306630107	LEGAL: 004 003V OLCANO CLIFFS UNIT 24			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: METRO STEVEN J				
	OWNER ADDR: 04900 LANG	AV	NE ALBUQUERQUE	NM	87109
101006301105930106	LEGAL: 005 003V OLCANO CLIFFS UNIT 24			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: METRO STEVEN J % WILSON & COMP				
	OWNER ADDR: 04900 LANG	AV	NE ALBUQUERQUE	NM	87109
100906326503030108	LEGAL: TR 2 O VO LCANO CLIFFS SUBD UNIT 6 EXCLUDING			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: ARCHBOLD JOSEPH L & MARY				
	OWNER ADDR: 08316 CALLE PRIMERA		NW ALBUQUERQUE	NM	87120
101006301104830105	LEGAL: 006 003V OLCANO CLIFFS UNIT 24			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: METRO STEVEN J				
	OWNER ADDR: 04900 LANG	AV	NE ALBUQUERQUE	NM	87109
101006301103830104	LEGAL: 007 003V OLCANO CLIFFS UNIT 24			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: DRISCOLL JOHN J & MIRANDA A				
	OWNER ADDR: 06320 CATHY		NE ALBUQUERQUE	NM	87109
101006301102830103	LEGAL: 008 003V OLCANO CLIFFS UNIT 24			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: DRISCOLL JOHN J & MIRANDA A				
	OWNER ADDR: 06320 CATHY		NE ALBUQUERQUE	NM	87109
100906321903030138	LEGAL: THE S'LY 220.08 FT OF TR 20 VOLCANO CLIFFS			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: TRUST CO OF AMER CUST FBO				
	OWNER ADDR: ~~00000~~ Po Box 6550		ENGLEWOOD	CO	80155
101006301101830102	LEGAL: 009 003V OLCANO CLIFFS UNIT 24			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: DRISCOLL JOHN J & MIRANDA A				
	OWNER ADDR: 06320 CATHY		NE ALBUQUERQUE	NM	87109
101006301100630101	LEGAL: 010 003V OLCANO CLIFFS UNIT 24			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: MIRANDA AUDILLO				
	OWNER ADDR: 06320 CATHY		NE ALBUQUERQUE	NM	87109
101006202652820716	LEGAL: 011 003V OLCANO CLIFFS UNIT 24			LAND USE:	
	PROPERTY ADDR: 00000 ONYX				
	OWNER NAME: MIRANDA AUDILIO				
	OWNER ADDR: 06320 CATHY		NE ALBUQUERQUE	NM	87109
100906226426410164	LEGAL: ALL SEC 28 11N 2E			LAND USE:	
	PROPERTY ADDR: 00000 N/A				
	OWNER NAME: CITY OF ALBUQUERQUE				
	OWNER ADDR: 00000		ALBUQUERQUE	NM	87103

101006201551720709 LEGAL: 007 012 LCANO CLIFFS SUBD UNIT 5 LA . SE:
PROPERTY ADDR: 00000 JADE
OWNER NAME: RUIZ DEVELOPMENT LLC
OWNER ADDR: ~~00000~~ PO Bx 66900 ALBUQUERQUE NM . 87193.

2UPBLU FRM



CITY OF
Albuquerque

A lbuquerque G eographic I nformation S ystem

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

D-9-Z

Map Amended through July 31, 2003

WILSON &COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino

Wilson & Company
Latin America, LLC

1 October 2004

Volcano Cliffs Property Owners Association
Billy Wright
4112 Blue Ridge Pl NE
Albuquerque, NM 87111

Re: Preliminary Plat- Vista Vieja
WCEA File: X3-218-078

Dear Mr. Wright:

This letter is to inform the Volcano Cliffs Neighborhood Association that Wilson & Company, Inc., acting as agent for the owners of the above referenced property have submitted the preliminary plat – Vista Vieja to the City of Albuquerque Design Review Board for their review and approval. The plat when finalized will create 149 residential lots and four tracts from the existing Kassuba-Montbel Lands (please see enclosed sketch).

Please contact the City of Albuquerque Design Review Board at 924-3861 or DRB's meeting agenda site at http://www.cabq.gov/planning/drb/drbage.html to confirm the hearing date.

Please contact me at 348-4000 if you have any questions. Thank you.

WILSON & COMPANY, INC.

Robert MacLake, P.E.

cc: file X3-218-078

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, November 3, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003571
04DRB-01517 Major-Vacation of Public Easements
04DRB-01518 Major-Preliminary Plat Approval
04DRB-01519 Minor-Sidewalk Waiver
04DRB-01520 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B,** zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] (N-9)

Project # 1003520
04DRB-01567 Major-Preliminary Plat Approval
04DRB-01570 Minor-Ext of SIA for Temp Defer SDWK
04DRB-01568 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] (B-20)

Project # 1001685
04DRB-01566 Major-Vacation of Pub Right-of-Way

WILSON & COMPANY agent(s) for GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1-B, **PARADISE NORTH,** zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB-00005] (A-12)

Project # 1003470
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] (D-9)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2

Project # 1003238 04DRB-01569 Major-Preliminary Plat Approval 04DRB-01573 Minor-Vacation of Private Easements 04DRB-01571 Minor-Sidewalk Waiver 04DRB-01572 Minor-Temp Defer SDWK	TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION,** zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] (H-12/H-13)
Project # 1003705 04DRB-01540 Major-Vacation of Public Easements 04DRB-01539 Minor-Sketch Plat or Plan	FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION,** zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38](K-15)
Project # 1003717 04DRB-01565 Major-Vacation of Pub Right-of-Way	ERIC C JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION,** zoned SU-2 NCR, located on AVENIDA CESAR CHAVEZ SE, between BROADWAY SE and ARNO SE containing approximately 1 acre(s). (L-14)

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 meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 18, 2004.

CITY OF ALBUQUERQUE

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

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ALBUQUERQUE LAND COMPANY
2[redacted] NORTH LAKE ST
FOREST [redacted]AKE MN 550[redacted]5

DRB

FORM V: SUBDIVISION VARIANCES & VACATIONS

❑ BULK LAND VARIANCE (PUBLIC HEARING CASE)

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
__ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
__ Any original and/or related file numbers are listed on the cover application

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

■ VACATION OF PUBLIC RIGHT-OF-WAY

❑ VACATION OF PUBLIC EASEMENT

NA The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24** copies
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
✓ Fee (see schedule) 395.00
✓ Any original and/or related file numbers are listed on the cover application

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

❑ SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

❑ SIDEWALK DESIGN VARIANCE

❑ SIDEWALK WAIVER

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

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

❑ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

❑ EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ Any original and/or related file numbers are listed on the cover application

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

❑ VACATION OF PRIVATE EASEMENT

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

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

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

ROBERT MACKAYE
Applicant name (print)

Applicant signature / date

Form revised 4/03, 10/03 and **JUNE 2005**

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

Application case numbers
06DRB - ____ - 00165
____ - ____ - ____
____ - ____ - ____

1003470
Planner signature / date

Project # 1003470

WILSON &COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
San Diego

Wilson & Company
Latin America, LLC

Ms Sheran Matson, AICP
Development Review Board Chair
City of Albuquerque

RE: **Vacation of 81st Street Road Right-of-Way-**
adjacent to Vista Vieja, Unit I &Unser Cliffs Subdivision
Wilson & Company, Inc. File X3-218-078

6 February, 2006

Dear Ms Matson:

Enclosed please find required submittals for the vacation of 81st Street N.W. road right-of-way adjacent to Vista Vieja Subdivision Unit I (Tracts A and C and Lots 65-72) and Unser Cliffs Subdivision (Lots 1 & 2, Block 3). Unser Cliffs Subdivision established right-of–way for Unser Boulevard and vacated 81st Street right-of way directly north of the area of this request (Book 204C, Page 238, recorded 8/12/04). Construction of Unser Boulevard eliminated the roadway connection of 81st Street to Atrisco Drive.

Existing and planned utilities within this section of 81st Street right-of-way include water lines (an existing 24" well collector and a planned 24" transmission line) and underground electric (planned PNM 750-3Ø). Anticipated easements for these utilities are shown on the vacation exhibit. The utility lines continue north in easements to be platted with Vista Vieja Subdivision Unit II or the Boca Negra Dam plat- recently reviewed as a sketch plat and to be submitted as Preliminary Plat this month.

The vacated area will be open space in accordance with the Volcano Heights Planning Study Report dated March 15, 2004 and the R-D Site Development Plan- Vista Vieja approved March 9, 2005 (05DRB-00339). The open space area will be maintained, along with other Vista Vieja open space, by the Vista Vieja Property Owners Association. The vacation is favored by all owners of adjacent property including: KB Home New Mexico, owner of Tracts A and C and Lots 65-72, Vista Vieja, Unit I, and Lot 1, Block 3, Unser Cliffs; and Albert Sandoval of 4615 Sam Bratton Ave., NW, owner of Lot 2, Block 3, Unser Cliffs. As required, the requested vacation will be platted within one year of approval.

Please schedule this request for the next appropriate DRB meeting subject to public hearing requirements. If there is any question regarding this request, please contact me at 348-4024. Thank you.

Wilson & Company

Robert MacLake, P.E.

T 10)

NORTHWEST MESA ESCARPMENT PLAN CONSERVATION

AREA OF REQUESTED VACATION

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

Albuquerque Geographic Information System

Map amended through: 1/12/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

D-09-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

ALBUQUERQUE
Making History

City of Albuquerque

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

February 6, 2006

Robert Maclake
Wilson & Company, Inc.
4900 Lang Ave. NE /87109
Phone: 348-4024 Fax: 348-4055

Dear Robert:

Thank you for your inquiry of **February 6, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **81ST STREET RIGHT-OF-WAY, NORTH OF SEGO COURT NW, LOCATED ON 81ST STREET NW, BETWEEN SEGO COURT NW AND NORTH END OF 81ST STREET RIGHT-OF-WAY** zone map **D-09.**

OUR RECORDS INDICATE THAT AS OF FEBRUARY 6, 2006, THERE WERE NO RECOGNIZED NEIGHBORHOOD ASSOCIATIONS IN THIS AREA.

See reverse side for additional Neighborhood Association Information: YES { } NO {X}
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

WILSON
&COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Arlington
Colorado Spnngs
Denver
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Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita

Wilson & Company
Latin America, LLC

6 February 2006

Volcano Cliffs Property Owners Association
Billy Wright
4112 Blue Ridge Pl NE
Albuquerque, NM 87111

Re: **Request for Vacation of 81st Street Right-of-Way adjacent to Vista Vieja Subdivision Unit I and Unser Cliffs Subdivision**
WCEA File: X3-218-078

Dear Mr. Wright:

This letter is to inform the Volcano Cliffs Property Owners Association that Wilson & Company, Inc., acting as agent for the owners of propery adjacent to the above referenced right-of way have submitted to the City of Albuquerque Design Review Board for their review and approval a request for vacation of 81st Street public right-of-way from 10' north of Sego Court, NW to the north end of the existing right-of-way. Unser Cliffs Subdivision established right-of–way for Unser Boulevard and vacated 81st Street right-of way directly north of the area of this request (Book 204C, Page 238, recorded 8/12/04). Construction of Unser Boulevard eliminated the roadway connection of 81st Street to Atrisco Drive.

The vacated area will be open space in accordance with the Volcano Heights Planning Study Report dated March 15, 2004 and the R-D Site Development Plan- Vista Vieja approved March 9, 2005 (05DRB-00339). The open space area will be maintained, along with other Vista Vieja open space, by the Vista Vieja Property Owners Association. The vacation is favored by all owners of adjacent property including: KB Home New Mexico, owner of Tracts A and C and Lots 65-72, Vista Vieja, Unit I, and Lot 1, Block 3, Unser Cliffs; and Albert Sandoval of 4615 Sam Bratton Ave., NW, owner of Lot 2, Block 3, Unser Cliffs.

As required, the requested vacation will be platted within one year of approval.

Please contact the City of Albuquerque Design Review Board at 924-3861 or DRB's meeting agenda site at http://www.cabq.gov/planning/drb/drbage.html to confirm the hearing date.

Please contact me at 348-4000 if you have any questions. Thank you.

WILSON & COMPANY, INC.

Robert MacLake, P.E.

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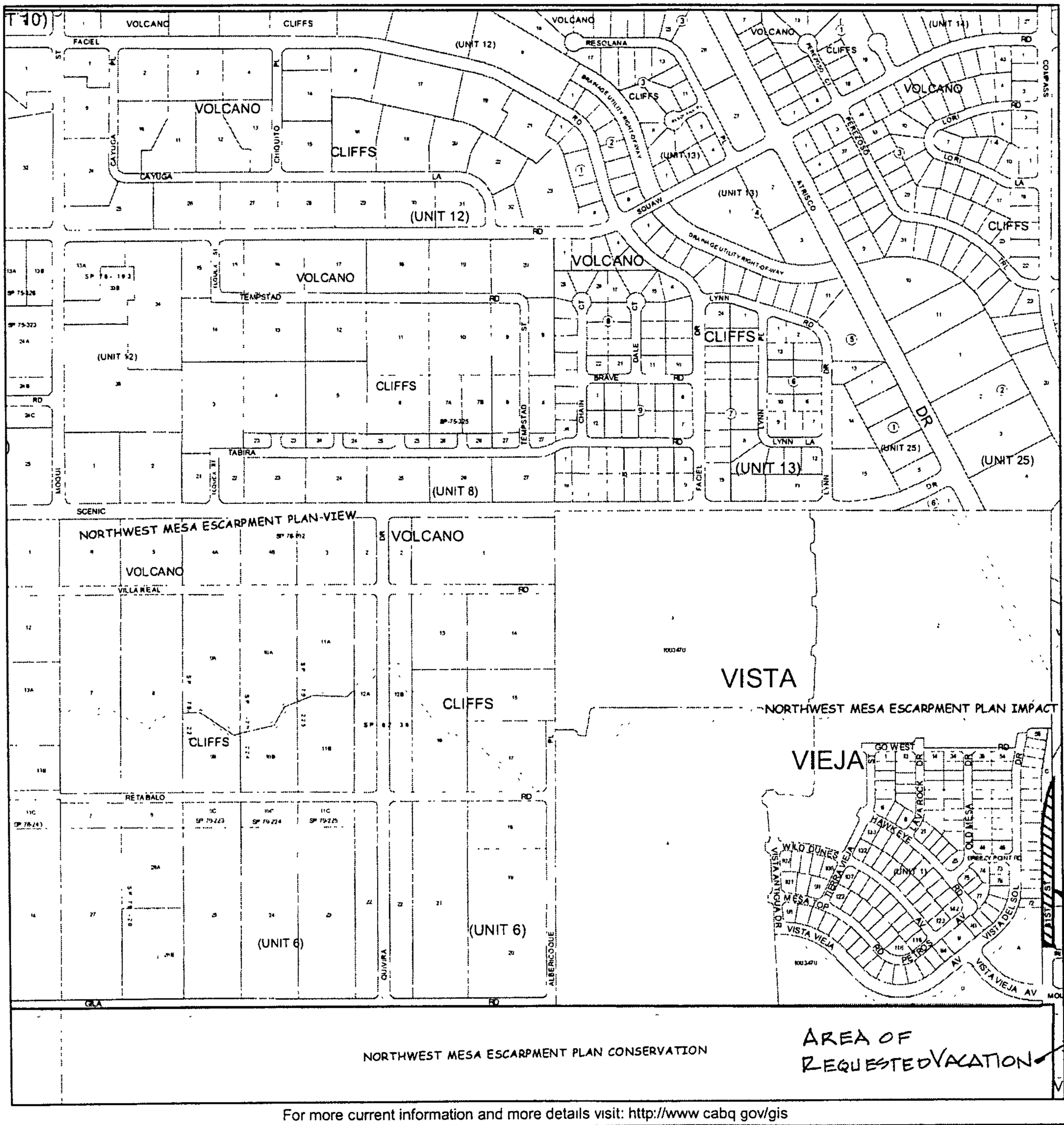
Total Postage & Fees	$ 4.64	02/08/06

Sent To: Volcano Cliff Property Owners Assn Billy Wright

Street, Apt. No.; or PO Box No.: 4112 Blue Ridge Pl NE

City, State, ZIP+4: Albuquerque NM 87111

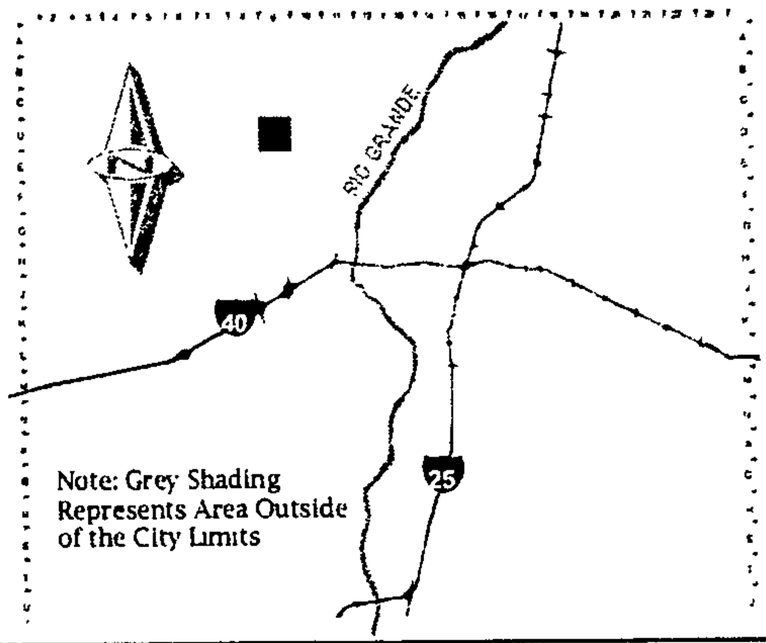
PS Form 3800, June 2002 — See Reverse for Instructions



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/12/2006



Zone Atlas Page:

D-09-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

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 2/21/06 To 3/8/06

5. REMOVAL

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

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

_____ 8 FEB 06
(Applicant or Agent) (Date)

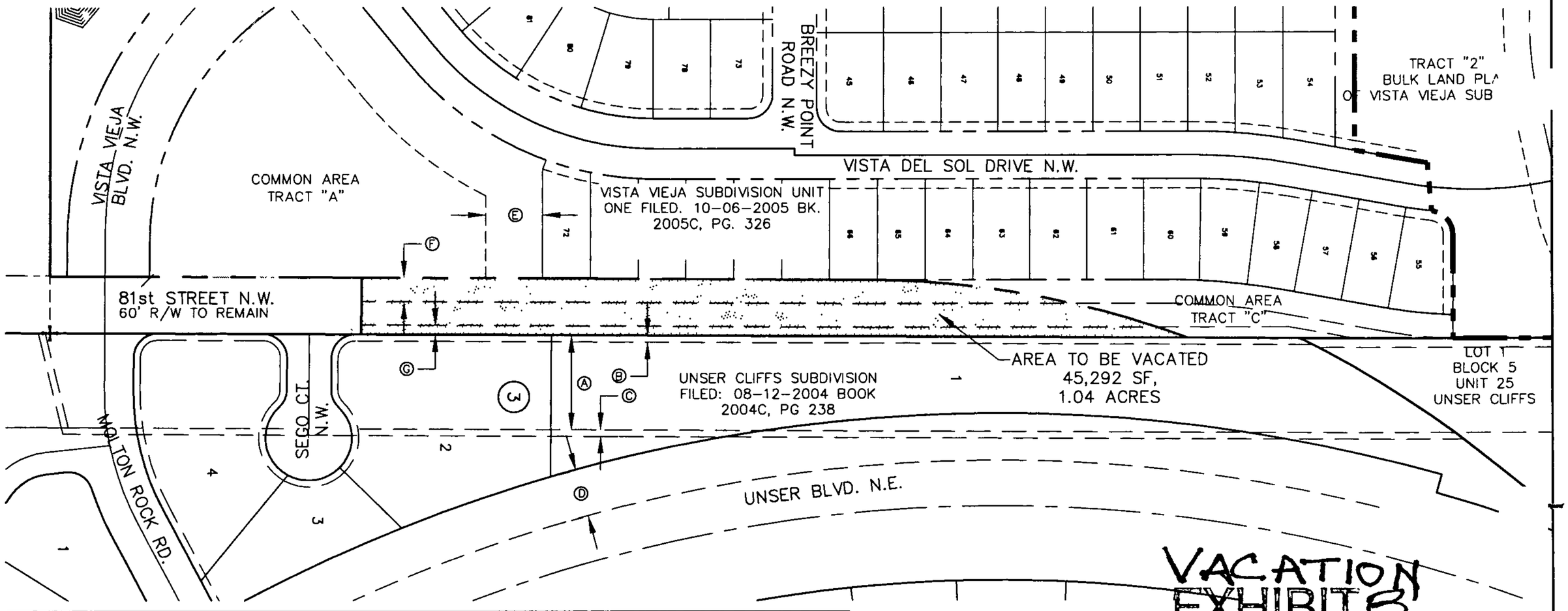
I issued 2 signs for this application, 2/8/06 _____
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003470

Rev. 1/11/05

VACATION LEGEND:

ROAD RIGHT-OF-WAY REQUESTED TO BE VACATED



EASEMENT KEY:

Ⓐ EXISTING 100' OVERHEAD POWERLINE EASEMENT (PER PLATS: D3-175, D4-100 & D4-101)

Ⓑ EXISTING 7' PUBLIC UTILITY EASEMENT (Per Unser Cliffs Subd. Plat. Bk2004C, Pg238, 8/12/04)

Ⓒ EXISTING 7' UNDERGROUND ELECTRIC EASEMENT (PER PLATS: D3-175, D4-100 & D4-101)

Ⓓ EXISTING 50' GAS SERVICES R/W & EASEMENT 8/25/03, BkA63, Pg422, Doc.#20031150745 & Pg423, Doc.#2003150746.

Ⓔ EXISTING 50' PUBLIC ACCESS EASEMENT (Per Vista Vieja Subd., Unit One Plat: Bk 2005C, Pg 328, 10/6/05)

Ⓕ PROPOSED 25' WATER LINE EASEMENT (To Abq./Bern Co. Water Util Authority)

Ⓖ PROPOSED 10' UNDERGROUND ELECTRIC EASEMENT (To PNM for 750 3-phase line. To be extended in Lot 1, Bk 5, Unit 25 by separate document.)

GRAPHIC SCALE

0 50 100 200

(IN FEET)

VACATION EXHIBIT B

Date 3/08/06

1/20/06

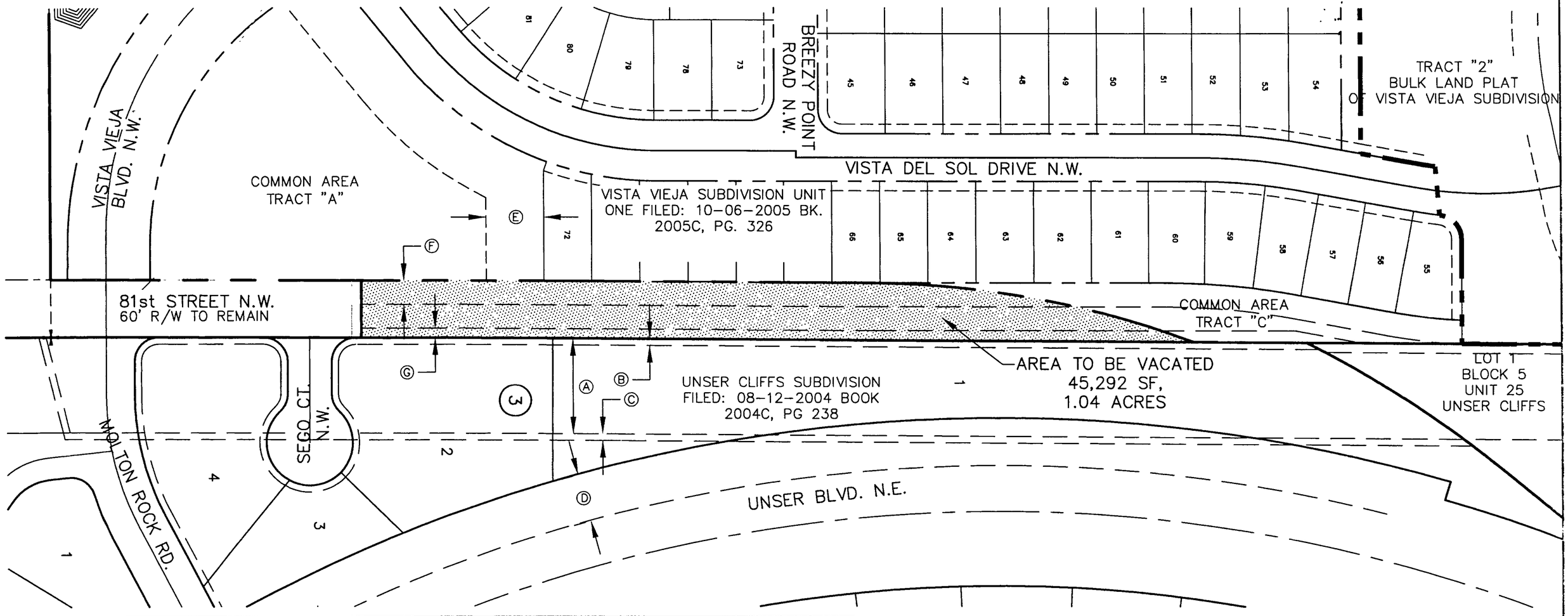
WILSON & COMPANY
4900 LANG AVENUE N.E.
SUITE 100
ALBUQUERQUE, NEW MEXICO 87109
(505) 348-4000

VACATION EXHIBIT

81st STREET
ROAD RIGHT-OF-WAY

VACATION LEGEND:

ROAD RIGHT-OF-WAY REQUESTED TO BE VACATED



EASEMENT KEY:

- Ⓐ EXISTING 100' OVERHEAD POWERLINE EASEMENT (PER PLATS: D3-175, D4-100 & D4-101)
- Ⓑ EXISTING 7' PUBLIC UTILITY EASEMENT (Per Unser Cliffs Subd. Plat. Bk2004C, Pg238, 8/12/04)
- Ⓒ EXISTING 7' UNDERGROUND ELECTRIC EASEMENT (PER PLATS: D3-175, D4-100 & D4-101)
- Ⓓ EXISTING 50' GAS SERVICES R/W & EASEMENT 8/25/03, BkA63, Pg422, Doc.#20031150745 & Pg423, Doc.#2003150746.
- Ⓔ EXISTING 50' PUBLIC ACCESS EASEMENT (Per Vista Vieja Subd., Unit One Plat: Bk 2005C, Pg 328, 10/6/05)
- Ⓕ PROPOSED 25' WATER LINE EASEMENT (To Abq./Bern Co. Water Util Authority)
- Ⓖ PROPOSED 10' UNDERGROUND ELECTRIC EASEMENT (To PNM for 750 3-phase line. To be extended in Lot 1, Bk 5, Unit 25 by separate document.)

GRAPHIC SCALE

0 50 100 200

(IN FEET)

1/20/06

WILSON & COMPANY
4900 LANG AVENUE N.E.
SUITE 100
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

VACATION EXHIBIT

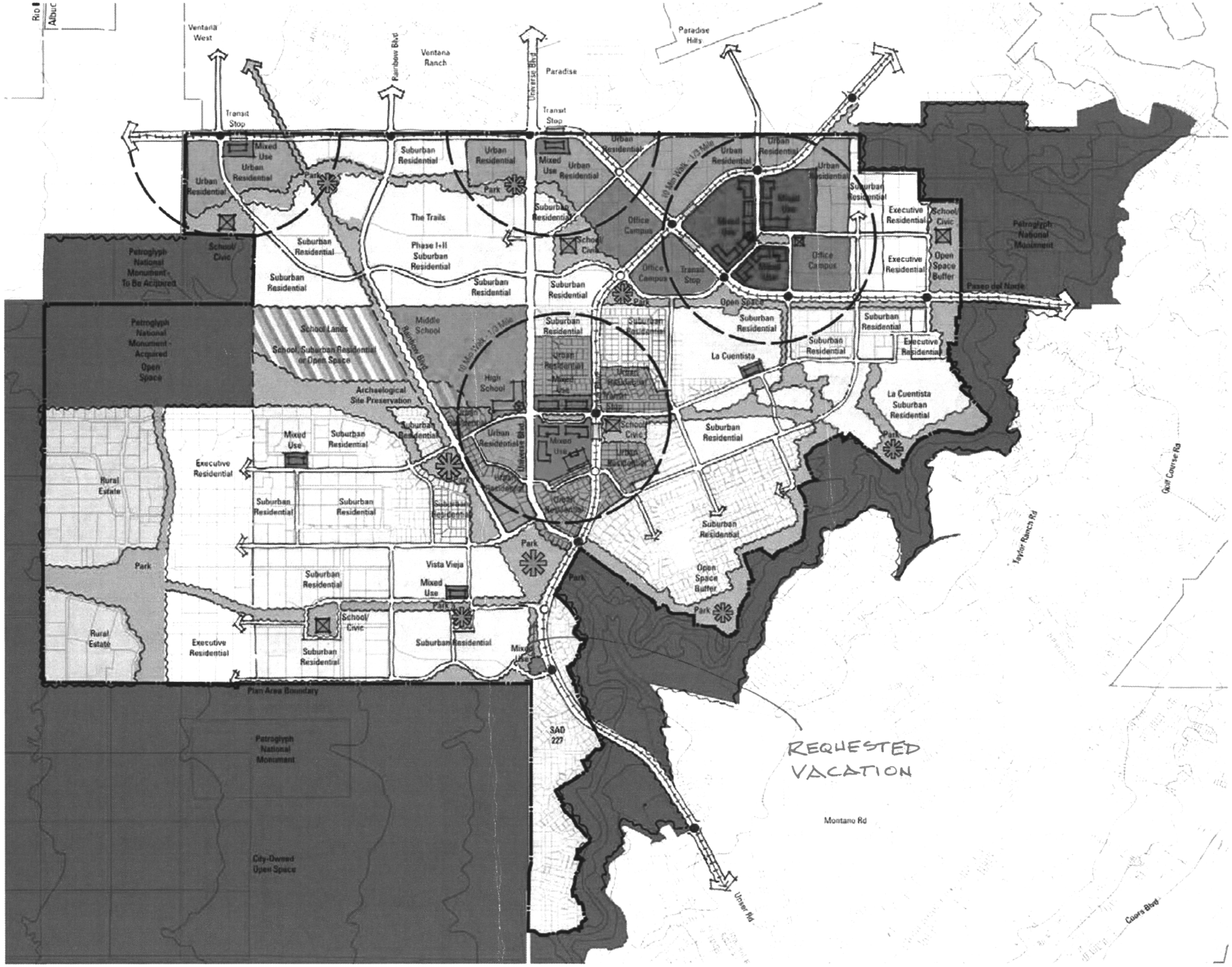
81st STREET ROAD RIGHT-OF-WAY

Concept Plan

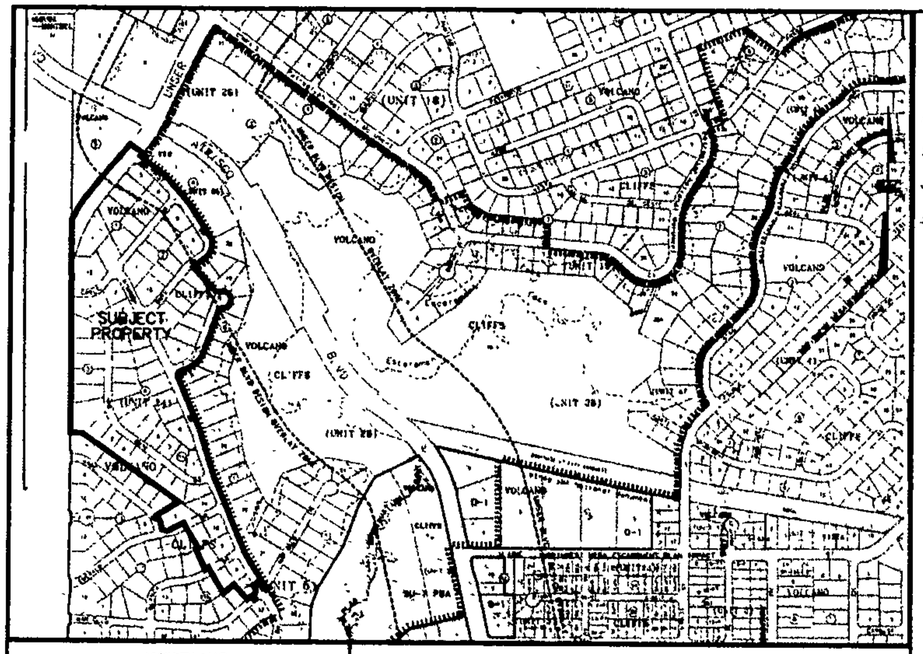
Volcano Heights,
City of Albuquerque,
New Mexico

4 MARCH 2005

Exhibit 9



VOLCANO HEIGHTS
PLANNING STUDY



VICINITY MAP
SCALE N T S

ZONE ATLAS INDEX NOS.
D-10-Z & E-10-Z

THIS IS TO CERTIFY THAT TAXES & ENCUMBRANCE AMT
PAID OR UPC # See Tax Certificate
PROPERTY OWNER OF RECORD
Suzanne Walter Craig & Mary E.
BERNALILLO COUNTY TREASURER'S OFFICE
[illegible] 8/12/2004

2004114456
Page: 1 of 18
08/12/2004 02:47P
Bk-2004C Pg-238
Mary Herrera Bern Co PLAT R 32.00

PLAT OF

UNSER CLIFFS SUBDIVISION

WITHIN SECTIONS 22 & 27
TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2003

PURPOSE OF PLAT:
The intent of this replat is to dedicate right-of-way to the City of Albuquerque for Unser Boulevard within the boundaries of City of Albuquerque Special Assessment District 227 (as directed by City Council Resolution F/S R-02-77, Enactment 161-2002). The area of the replat includes portions of Volcano Cliffs Units 5, 24 and 25 directly dedicated as right-of-way The replat also reconfigures adjacent lots and lot remnants of Units 5 and 24 to create streets responding to the Unser takings and creating lots within the District comparable in size and nature to existing platted lots. The replat minimizes the overall number of lots lost from the District for Unser right-of-way. This is necessary for the District to afford the cost of the Unser right-of-way it is granting to the City. All property included in this replat is within the exterior boundaries of the City of Albuquerque, Special Assessment District No. 227. All subject property is zoned R-1 and is proposed to stay the same. Through SAD No 227, the property owners will be assessed for construction, and the District will construct, all infrastructure improvements, (excluding Unser Boulevard), including paving, curb & gutter, sidewalk, sanitary sewer, storm drainage improvements, water, and private utilities.

* CREATE 61 NEW LOTS and 1 NEW TRACT FROM 75 EXISTING LOTS
* VACATE EASEMENTS AND PUBLIC RIGHT OF WAY
* DEDICATE RIGHT OF WAY
* GRANT EASEMENTS

APPROVALS:

CITY SURVEYOR, ALBUQUERQUE, NM	DATE 9-17-03
TRAFFIC ENGINEERING, ALBUQUERQUE, NM	DATE 9-24-03
PARKS & RECREATION, ALBUQUERQUE, NM	DATE 9/25/03
UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM	DATE 9-24-03
REAL PROPERTY DIVISION, ALBUQUERQUE, NM	DATE 10-02-03
A.M.A.F.C.A.	DATE 9-24-03
CITY ENGINEER, ALBUQUERQUE, NM	DATE 9-24-03

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

CITY PLANNER, ALBUQUERQUE PLANNING ~~DIVISION~~ — DATE 8/12/04

SUBDIVISION DATA:

ZONE ATLAS INDEX NO · D-10 & E-10
TALOS LOG NO 2003351547
D.R.B PROJECT NO.. 1002503
D R B APPLICATION NO 03-01431
COUNTY CASE NO. N/A
DATE OF SURVEY· JAN. 2003
TOTAL NUMBER OF LOTS EXISTING 75
TOTAL NUMBER OF LOTS CREATED 62
GROSS SUBD AREA 41.3343 ACRES
MILES OF STREETS CREATED 1.49

GENERAL NOTES:

1 ACS CONTROL STATION "3-E10 1969" DATA.
STANDARD CITY OF ALBUQUERQUE BRASS CAP FOUND IN PLACE
SET IN TOP OF CONCRETE POST PROJECTING 0 30 FT ABOVE GROUND
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X= 358,813 84 Y= 1,512,565 54 ELEV =5316 12' (SLD 1929)
GROUND TO GRID FACTOR = 0 99966844
DELTA ALPHA = (-)00°16'19"
NAD 1927
2. ACS CONTROL STATION "20-E10 1986" DATA·
3-1/4" ALUMINUM CAP FOUND IN PLACE FASTENED TO A PIPE
0 25 FEET ABOVE GROUND
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X= 358,881 17 Y= 1,509,204 34 ELEV =5311 86' (SLD 1929)
GROUND TO GRID FACTOR = 0 9996687
DELTA ALPHA = (-)00°16'18"
NAD 1927
3 FIELD SURVEY PERFORMED ~~Dec. 2002 - May 2003~~
4 BEARINGS ARE NEW MEXICO STATE PLANE GRID BASED ON A LINE FROM "ACS 3-E10" TO "ACS 20-E10" BEARING = S 01°08'51"E
5 ALL DISTANCES ARE GROUND DISTANCES.
6. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS14733", AND SHOWN AS, —⊟—, UNLESS OTHERWISE INDICATED
7 STREET AND EASEMENT VACATION APPLICATION NOS.
03DRB-00337 (VROW)
03DRB-00340 (VPE-GAS)
03DRB-00341 (VPE-DRAINAGE)
03DRB-00342 (VPE-UTILITIES)
8 PRIVACY WALLS ALONG THE UNSER BOULEVARD RIGHT-OF-WAY ARE TO BE OF THE SAME MATERIALS AND CONSTRUCTION. APPROVAL OF THE VOLCANO CLIFFS ARCHITECTURAL REVIEW COMMITTEE IS REQUIRED PRIOR TO CONSTRUCTION OF PRIVACY WALLS ALONG PROPERTY LINES COMMON TO THE UNSER BOULEVARD RIGHT-OF-WAY
9. NO FURTHER DEVELOPMENT OF RESIDENTIAL LOTS SHALL OCCUR BEFORE IMPROVEMENTS CONTAINED ON THE UNSER CLIFFS SUBDIVISION INFRASTRUCTURE LIST ARE CONSTRUCTED AND ACCEPTED BY THE CITY OF ALBUQUERQUE.

REFER TO DOCUMENT NO. _____ FILED _____

BOOK· _____ PAGE _____

10 TRACT A, BLOCK 1 WILL BE DEDICATED TO CITY OF ALBUQUERQUE, OPEN SPACE DIVISION BY THIS PLAT AND ACCESS WILL BE PROVIDED BY U S PETROGLYPH NATIONAL MONUMENT

INDEXING INFORMATION FOR COUNTY CLERK

OWNER VARIOUS
SECTIONS 22 & 27, T11N, R2E, N M P M
SUBDIVISION VOLCANO CLIFFS, UNIT 5 AND VOLCANO CLIFFS, UNIT 24

LAYOUT NAME Sheet 1 of 10
DRAWING NAME SX1218025case.dwg
NETWORK ADDRESS x:\public\projects\x1218025\s\
Plot By PAJ

X1-218-025 8/26/03

UTILITY COMPANY APPROVALS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST. PNM GAS & ELECTRIC SERVICES DISCLAIMER

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT, WHICH ARE NOT SHOWN ON THIS PLAT.

PNM ELECTRIC SERVICES	DATE 10-2-03
PNM GAS SERVICES	DATE 10-2-03
COMCAST DIGITAL CABLE	DATE 9-18-03
QWEST COMMUNICATIONS	DATE 9.18.03

PNM maintains all its existing rights in the 50 foot Southern Union Gas easement ("Easement") as shown on the Vacation Exhibit, Sheet 6 of 10 until PNM has completed relocation of its pipeline facilities therefrom At such time, PNM will file a "Waiver and Release of Easement" with the county clerk of Bernalillo County thereby releasing the portion of the Easement no longer needed

EASEMENTS:

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF.
1 PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS
3 QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES
4. COMCAST DIGITAL CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE OF THE TRANSFORMER/SWITCHGEAR

LEGAL DESCRIPTION

SEE SHEET 2 OF 10

FREE CONSENT AND DEDICATION:

THE REPLAT AS SHOWN HEREON AND NOW COMPRISING UNSER CLIFFS SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERRING TREES AND SHRUBS SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS EASEMENTS GRANTED AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES.

(SEE SHEETS 2 OF 10, 3 OF 10 AND 4 OF 10 FOR OWNER(S) AND/OR PROPRIETOR(S) SIGNATURES)

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER S. CROSHAW, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE OCTOBER 1, 2000.

CHRISTOPHER S. CROSHAW
N.M.P.L.S. #14733

26 August 2003
DATE

CHRISTOPHER S. CROSHAW NEW MEXICO 14733 REGISTERED PROFESSIONAL SURVEYOR 8/26/03

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

SHEET 1 OF 10
WCEA PROJ NO X1-218-025

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND LYING SITUATE WITHIN SECTIONS 22 AND 27, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING COMPRISED OF THE FOLLOWING LOTS AS SHOWN AND DESIGNATED IN

VOLCANO CLIFFS SUBDIVISION, UNIT NO. 5, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON NOVEMBER 1, 1967 IN VOLUME D3, FOLIO 175, BEING LOTS 7 THROUGH 9, INCLUSIVE, BLOCK 10, LOTS 8 THROUGH 11, INCLUSIVE, BLOCK 11, LOTS 1 AND 8 THROUGH 14, INCLUSIVE, BLOCK 12 AND LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 14, TOGETHER WITH,

VOLCANO CLIFFS SUBDIVISION, UNIT NO. 24, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON DECEMBER 16, 1970 IN VOLUME D4, FOLIO 101, BEING LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 1, LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 2, LOTS 1 THROUGH 12, BLOCK 3, LOTS 1 THROUGH 15, BLOCK 4 AND LOTS 13 THROUGH 20, INCLUSIVE, BLOCK 5

TOGETHER WITH, SEVERAL PUBLIC ROADWAYS HEREIN VACATED AND BEING A PORTION OF SAID VOLCANO CLIFFS SUBDIVISION, UNITS 5 AND 24, AND ALSO VOLCANO CLIFFS SUBDIVISION, UNIT NO. 25, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON DECEMBER 15, 1970 IN VOLUME D4, FOLIO 100, SAID COMPRISED PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT THE SOUTHEAST CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING A POINT ON A CURVE INTERSECTING THE PROJECTED NORTHEASTERLY RIGHT OF WAY LINE OF A DEDICATED PUBLIC ROAD IDENTIFIED AS "RIMROCK DRIVE NW", WHENCE, THE A.C.S. SURVEY CONTROL MONUMENT IDENTIFIED AS "3-E10 1969", WITH NEW MEXICO STATE PLANE COORDINATE VALUES BEING X=358,813.84 AND Y=1,512,585.54, A STANDARD A.C.S. BRASS CAP, IN PLACE, BEARS, S.36°12'48"E., A DISTANCE OF 169.20 FEET, THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE,

NORTHWESTERLY, 80.73 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°57'23" (SAID CURVE HAVING A RADIUS OF 1,564.50 FEET AND A CHORD WHICH BEARS N.58°03'85"W., 80.72 FEET) TO A POINT OF NON-TANGENCY, THENCE,

S.33°24'47"W., A DISTANCE OF 25.00 FEET TO AN ANGLE POINT, BEING A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF RIMROCK DRIVE NW; THENCE, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE (FOR THE NEXT TWO (2) COURSES),

S.30°08'51"E., A DISTANCE OF 16.19 FEET TO A POINT OF CURVATURE, THENCE,

SOUTHWESTERLY, 34.40 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 78°50'02" (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S.09°18'10"W., 31.75 FEET) TO A POINT OF TANGENCY, BEING A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF MARIGOLD DRIVE NW; THENCE, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE,

S.48°43'11"W., A DISTANCE OF 64.85 FEET TO AN ANGLE POINT, THENCE, LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE,

N.41°12'48"W., A DISTANCE OF 128.59 FEET TO AN ANGLE POINT, THENCE,

S.54°29'57"W., A DISTANCE OF 82.60 FEET TO AN ANGLE POINT, THENCE,

N.31°47'44"W., A DISTANCE OF 137.13 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF CASA BLANCA DRIVE NW; THENCE, LEAVING SAID SOUTHEASTERLY RIGHT OF WAY LINE,

N.31°47'44"W., A DISTANCE OF 49.81 FEET TO A POINT ON A CURVE, BEING A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID CASA BLANCA DRIVE NW; THENCE, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE,

SOUTHWESTERLY, 43.82 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°16'02" (SAID CURVE HAVING A RADIUS OF 476.65 FEET AND A CHORD WHICH BEARS S.61°28'28"W., 43.80 FEET) TO A POINT OF NON-TANGENCY, THENCE, LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE,

N.26°01'19"W., A DISTANCE OF 137.53 FEET TO AN ANGLE POINT, THENCE,

N.61°53'30"E., A DISTANCE OF 19.89 FEET TO AN ANGLE POINT, THENCE,

N.26°16'11"W., A DISTANCE OF 149.39 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF EMERALD DRIVE NW; THENCE, LEAVING SAID SOUTHEASTERLY RIGHT OF WAY LINE,

N.26°16'11"W., A DISTANCE OF 50.00 FEET TO AN ANGLE POINT, BEING A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID EMERALD DRIVE NW; THENCE, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE (FOR THE NEXT THREE (3) COURSES),

S.63°43'49"W., A DISTANCE OF 40.53 FEET TO A POINT OF CURVATURE, THENCE,

SOUTHWESTERLY, 72.88 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14°54'04" (SAID CURVE HAVING A RADIUS OF 280.23 FEET AND A CHORD WHICH BEARS S.71°10'51"W., 72.68 FEET) TO A POINT OF COMPOUND CURVATURE, THENCE,

NORTHWESTERLY, 39.27 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°58'56", (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N.56°22'08"W., 35.36 FEET) TO A POINT OF REVERSE CURVATURE, BEING A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF JADE DRIVE NW; THENCE, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE,

NORTHWESTERLY, 88.43 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°10'28", (SAID CURVE HAVING A RADIUS OF 239.28 FEET AND A CHORD WHICH BEARS N.21°57'22"W., 87.93 FEET) TO A POINT OF NON-TANGENCY, THENCE, LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE,

N.57°38'13"E., A DISTANCE OF 187.60 FEET TO AN ANGLE POINT; THENCE,

N.54°28'11"W., A DISTANCE OF 758.79 FEET TO AN ANGLE POINT, THENCE,

N.89°45'56"W., A DISTANCE OF 110.06 FEET TO AN ANGLE POINT, BEING A POINT ON THE EAST LINE OF A ROAD IDENTIFIED AS 81ST STREET NW; AND ALSO BEING A POINT ON THE SECTION LINE COMMON TO SECTIONS 27 AND 28, T11N, R2E, N.M.P.M., THENCE, ALONG SAID EAST LINE AND SAID COMMON SECTION LINE,

N.00°18'08"E., A DISTANCE OF 52.38 FEET TO AN ANGLE POINT, BEING THE SAME POINT AS THE SECTION CORNER COMMON TO SECTIONS 21, 22, 27 AND 28, T11N, R2E, N.M.P.M., THENCE, ALONG SAID EAST LINE AND SECTION LINE COMMON TO SECTIONS 21 AND 22, T11N, R2E, N.M.P.M.,

N.00°17'18"E., A DISTANCE OF 1307.45 FEET TO A POINT ON A CURVE, THENCE, LEAVING SAID COMMON SECTION LINE,

NORTHEASTERLY, 223.63 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°25'44", (SAID CURVE HAVING A RADIUS OF 1030.93 FEET AND A CHORD WHICH BEARS N.32°43'04"E., 223.20 FEET) TO A POINT OF TANGENCY, THENCE,

N.38°55'56"E., A DISTANCE OF 389.71 FEET TO AN ANGLE POINT, BEING THE MOST NORTHERLY CORNER OF SAID PARCEL HEREIN DESCRIBED, THENCE,

S.50°52'42"E., A DISTANCE OF 105.89 FEET TO A POINT ON A CURVE, THENCE,

LEGAL DESCRIPTION (CONTINUED)

SOUTHEASTERLY, 39.27 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S.05°52'42"E., 35.36 FEET) TO A POINT OF REVERSE CURVATURE, THENCE,

SOUTHEASTERLY, 523.46 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°57'20", (SAID CURVE HAVING A RADIUS OF 1,670.34 FEET AND A CHORD WHICH BEARS S.41°49'20"E., 521.32 FEET) TO A POINT OF TANGENCY, THENCE,

S.32°50'40"E., A DISTANCE OF 140.10 FEET TO A POINT OF CURVATURE, THENCE,

SOUTHWESTERLY, 179.75 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°12'35", (SAID CURVE HAVING A RADIUS OF 115.45 FEET AND A CHORD WHICH BEARS S.11°45'38"W., 162.14 FEET) TO A POINT OF REVERSE CURVATURE, THENCE,

SOUTHWESTERLY, 92.42 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°08'41", (SAID CURVE HAVING A RADIUS OF 521.97 FEET AND A CHORD WHICH BEARS S.51°52'57"W., 92.30 FEET) TO A POINT OF NON-TANGENCY, THENCE,

S.43°30'22"E., A DISTANCE OF 155.47 FEET TO AN ANGLE POINT, THENCE,

S.48°24'43"E., A DISTANCE OF 66.69 FEET TO A POINT ON A CURVE, THENCE,

SOUTHEASTERLY, 199.58 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 229°03'58", (SAID CURVE HAVING A RADIUS OF 49.92 FEET AND A CHORD WHICH BEARS S.23°31'34"E., 90.83 FEET) TO A POINT OF REVERSE CURVATURE, THENCE,

SOUTHWESTERLY, 30.74 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 70°28'44", (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S.55°47'03"W., 28.84 FEET) TO A POINT OF TANGENCY, THENCE,

S.20°33'41"W., A DISTANCE OF 295.93 FEET TO A POINT OF CURVATURE, THENCE,

SOUTHWESTERLY, 153.52 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43°58'47", (SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A CHORD WHICH BEARS S.42°33'04"W., 149.78 FEET) TO A POINT OF TANGENCY, THENCE,

S.64°32'28"W., A DISTANCE OF 45.89 FEET TO A POINT OF CURVATURE, THENCE,

SOUTHWESTERLY, 38.84 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°01'12", (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S.20°01'52"W., 35.05 FEET) TO A POINT OF TANGENCY, THENCE,

S.24°28'44"E., A DISTANCE OF 201.54 FEET TO A POINT OF CURVATURE, THENCE,

SOUTHEASTERLY, 201.39 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°24'35", (SAID CURVE HAVING A RADIUS OF 4,788.52 FEET AND A CHORD WHICH BEARS S.23°16'28"E., 201.39 FEET) TO A POINT OF TANGENCY, THENCE,

S.22°04'08"E., A DISTANCE OF 50.40 FEET TO AN ANGLE POINT, THENCE,

S.22°02'05"E., A DISTANCE OF 759.80 FEET TO AN ANGLE POINT, THENCE,

S.30°08'43"E., A DISTANCE OF 190.87 FEET TO AN ANGLE POINT, THENCE,

S.30°08'51"E., A DISTANCE OF 90.11 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 41.3343 ACRES, MORE OR LESS (1,800,522.31 SQ.FT., MORE OR LESS)

LEGAL DESCRIPTION PREPARED BY CHRISTOPHER S. CROSHAW, N.M.R.P.S. NO. 14733

THIS IS TO CERTIFY THAT TAXES ARE ~~CURRENT AND PAID ON THE FOLLOWING~~

BERNALILLO COUNTY TREASURER'S OFFICE _____ DATE _____

UNIT	BLOCK	LOT	UPC CODE
5	10	7	1-010-062-119-422-20407
5	10	8	1-010-062-113-431-20408
5	10	9	1-010-062-106-428-20409
5	11	8	1-010-062-092-440-20508
5	11	9	1-010-062-102-446-20509
5	11	10	1-010-062-099-460-20510
5	11	11	1-010-062-088-454-20511
5	12	1	1-010-062-073-469-20701
5	12	8	1-010-062-041-574-20708
5	12	9	1-010-062-050-518-20707
5	12	10	1-010-062-059-501-20706
5	12	11	1-010-062-068-493-20705
5	12	12	1-010-062-076-488-20704
5	12	13	1-010-062-088-486-20703
5	12	14	1-010-062-090-476-20702
5	14	1	1-010-062-085-506-20803
5	14	2	1-010-062-078-509-20802
5	14	3	1-010-062-070-515-20801
24	1	1	1-010-063-015-119-30512
24	1	2	1-010-063-028-132-30511
24	1	3	1-010-063-037-141-30510
24	1	4	1-010-063-043-147-30509
24	1	5	1-010-063-050-153-30508
24	1	6	1-010-063-062-145-30507
24	1	7	1-010-063-055-138-30506
24	1	8	1-010-063-048-131-30505
24	1	9	1-010-063-042-125-30504
24	1	10	1-010-063-035-116-30503
24	1	11	1-010-063-025-109-30502
24	1	12	1-010-063-011-097-30501
24	2	1	1-010-063-044-100-30410
24	2	2	1-010-063-057-110-30409
24	2	3	1-010-063-059-116-30408
24	2	4	1-010-063-065-122-30407
24	2	5	1-010-063-073-130-30406
24	2	6	1-010-063-081-118-30405
24	2	7	1-010-063-073-111-30404
24	2	8	1-010-063-067-103-30403
24	2	9	1-010-063-060-097-30402
24	2	10	1-010-063-051-089-30401

UNIT	BLOCK	LOT	UPC CODE
24	3	1	1-010-063-013-073-30110
24	3	2	1-010-063-028-085-30109
24	3	3	1-010-063-033-073-30108
24	3	4	1-010-063-023-066-30107
24	3	5	1-010-063-011-059-30106
24	3	6	1-010-063-011-048-30105
24	3	7	1-010-063-011-038-30104
24	3	8	1-010-063-011-028-30103
24	3	9	1-010-063-011-018-30102
24	3	10	1-010-063-011-006-30101
24	3	11	1-010-062-026-528-20716
24	3	12	1-010-062-035-520-20715
24	4	1	1-010-063-034-054-30207
24	4	2	1-010-063-035-042-30208
24	4	3	1-010-063-035-031-30209
24	4	4	1-010-063-035-021-30210
24	4	5	1-010-063-040-012-30211
24	4	6	1-010-063-045-006-30212
24	4	7	1-010-063-052-004-30213
24	4	8	1-010-062-063-521-20805
24	4	9	1-010-062-077-523-20804
24	4	10	1-010-063-065-007-30201
24	4	11	1-010-063-060-018-30202
24	4	12	1-010-063-056-025-30203
24	4	13	1-010-063-052-033-30204
24	4	14	1-010-063-047-045-30205
24	4	15	1-010-063-043-057-30206
24	5	13	1-010-063-068-078-30312
24	5	14	1-010-063-060-065-30313
24	5	15	1-010-063-074-056-30314
24	5	16	1-010-063-068-046-30315
24	5	17	1-010-063-060-066-30316
24	5	18	1-010-063-069-077-30317
24	5	19	1-010-063-076-085-30318
24	5	20	1-010-063-082-091-30319

PLAT OF

UNSER CLIFFS SUBDIVISION

WITHIN SECTIONS 22 & 27
TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2003

FREE CONSENT AND DEDICATION:

THE REPLAT AS SHOWN HEREON AND NOW COMPRISING UNSER CLIFFS SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERRING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. EASEMENTS GRANTED AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES

OWNER(S) AND/OR PROPRIETOR(S)
LOT 1, BLOCK 1, UNSER CLIFFS SUBDIVISION
FORMERLY, LOT 13, BLOCK 4, UNIT 24, VOLCANO CLIFFS SUBDIVISION

Wanda L. Kettleson — Amy L Kettleson

WANDA L. KETTLESON
304 RINCON CT NW
ALBUQUERQUE, NM 87105

AMY L. KETTLESON
304 RINCON CT. NW
ALBUQUERQUE, NM 87105

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27th DAY OF August, 2003, FOR AND ON THE BEHALF OF Wanda L. Kettleson & Amy L. Kettleson

BY: Wanda L. Kettleson & Amy L. Kettleson

NOTARY PUBLIC: Barbara A. Mueller

MY COMMISSION EXPIRES: 11/03/04

OWNER(S) AND/OR PROPRIETOR(S)
LOT 2, BLOCK 1, UNSER CLIFFS SUBDIVISION
FORMERLY LOT 14, BLOCK 4, UNIT 24, VOLCANO CLIFFS SUBDIVISION

Martina Mesmer

MARTINA MESMER
PO BOX 823
CORRALES, NM 87048

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27th DAY OF August, 2003, FOR AND ON THE BEHALF OF Martina Mesmer

BY: Martina Mesmer

NOTARY PUBLIC: Barbara A. Mueller

MY COMMISSION EXPIRES: 11/03/04

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

SHEET 2 OF 10
WCEA PROJ NO X1-218-025

X1-218-025 8/26/03

LAYOUT NAME Sheet 2 of 10
DRAWING NAME SX1218025base.dwg
NETWORK ADDRESS x \public\projects\x1218025\s\

Plot By PAJ

2004114458
Page: 2 of 10
06/12/2004 02:47P
Bk-2004C Pg-230
Mary Herrera Bern Co PLAT R 32.00

PLAT OF

UNSER CLIFFS SUBDIVISION

WITHIN SECTIONS 22 & 27
TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2003

FREE CONSENT AND DEDICATION:

THE REPLAT AS SHOWN HEREON AND NOW COMPRISING UNSER CLIFFS SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERRING TREES AND SHRUBS SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS EASEMENTS GRANTED AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES

OWNER(S) AND/OR PROPRIETOR(S)
LOTS 3–5, BLOCK 1, LOTS 1–3 & 15, BLOCK 2, LOTS 1–4, BLOCK 3; LOT 3, BLOCK 4 AND LOTS 6–8, BLOCK 5, UNSER CLIFFS SUBDIVISION
FORMERLY LOT 8, BLOCK 10, UNIT 5, LOTS 8 & 10, BLOCK 11, UNIT 5, LOTS 8–12, BLOCK 12, UNIT 5, LOTS 1–5 & 11–12, BLOCK 1, UNIT 24, LOTS 1–10, BLOCK 3, UNIT 24, LOTS 1–3 & 5–8, 12 and 15, BLOCK 4, UNIT 24, LOTS 15–17, BLOCK 5, UNIT 24, ALL IN VOLCANO CLIFFS SUBDIVISION

Steven J. Metro
STEVEN J. METRO
4900 LANG AVENUE NE, ALBUQUERQUE, NM 87109

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28th DAY OF August 2003, FOR AND ON THE BEHALF OF Steven J. Metro

BY: Steven J. Metro

NOTARY PUBLIC: Barbara A. Mueller MY COMMISSION EXPIRES: 11/03/04

Marvin M. Mueller
MARVIN M. MUELLER
408 ESTANTE WAY, LOS ALAMOS, NM 87544

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Los Alamos)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28 DAY OF August 2003, FOR AND ON THE BEHALF OF Marvin M. Mueller

BY: Marvin M. Mueller

NOTARY PUBLIC: Jacki Chacon MY COMMISSION EXPIRES: 6/28/05

- see stamp below -

Terry Lauritsen
TERRY LAURITSEN
1312 HERTZ DR. SE, ALBUQUERQUE, NM 87108

Nancy Lauritsen
NANCY LAURITSEN
1312 HERTZ DR. SE, ALBUQUERQUE, NM 87108

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28th DAY OF August 2003, FOR AND ON THE BEHALF OF Terry Lauritsen & Nancy Lauritsen

BY: Terry Lauritsen & Nancy Lauritsen

NOTARY PUBLIC: Barbara A. Mueller MY COMMISSION EXPIRES: 11/03/04

- See stamp below -

OWNER(S) AND/OR PROPRIETOR(S)
LOTS 6–23, BLOCK 1 AND LOTS 4–14, BLOCK 2, UNSER CLIFFS SUBDIVISION
FORMERLY LOTS 6–10, BLOCK 1, UNIT 24, LOTS 1–10, BLOCK 2, UNIT 24; LOTS 13–14 & 18–20, BLOCK 5, UNIT 24, ALL IN VOLCANO CLIFFS SUBDIVISION

MARTIN J. LOFTUS
PO BOX 1842, CLOVIS, NM 88102

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28th DAY OF August 2003, FOR AND ON THE BEHALF OF MARTIN J. LOFTUS AND *

BY: Martin J. Loftus

NOTARY PUBLIC: Barbara A. Mueller MY COMMISSION EXPIRES: 11/03/04

- see stamp to right -

OWNER(S) AND/OR PROPRIETOR(S)
LOT 16, BLOCK 2, UNSER CLIFFS SUBDIVISION
FORMERLY LOT 10, BLOCK 11, UNIT 5, VOLCANO CLIFFS SUBDIVISION

Mary Lynn Porter
MARY LYNN PORTER
6705 KEELING STREET NW
ALBUQUERQUE, NM 87120

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27th DAY OF August 2003, FOR AND ON THE BEHALF OF Mary Lynn Porter

BY: Mary Lynn Porter

NOTARY PUBLIC: Barbara A. Mueller

MY COMMISSION EXPIRES: 11/03/04

- see stamp below -

OWNER(S) AND/OR PROPRIETOR(S)
LOTS 1–5, BLOCK 5, UNSER CLIFFS SUBDIVISION
FORMERLY LOT 1, BLOCK 12, UNIT 5, & LOTS 11–12, BLOCK 3, UNIT 24, ALL IN VOLCANO CLIFFS SUBDIVISION

Audilio Miranda
AUDILIO MIRANDA
8320 CATHY NE
ALBUQUERQUE, NM 87109

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 29th DAY OF August 2003, FOR AND ON THE BEHALF OF Audilio Miranda

BY: Audilio Miranda

NOTARY PUBLIC: Barbara E. Rubio

MY COMMISSION EXPIRES: February 2, 2005

OFFICIAL SEAL
BARBARA E. RUBIO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: February 2 2005

OWNER(S) AND/OR PROPRIETOR(S)
LOTS 1 & 2, BLOCK 4, UNSER CLIFFS SUBDIVISION
FORMERLY: LOTS 13 & 14, BLOCK 12, UNIT 5, VOLCANO CLIFFS SUBDIVISION

Patrick Herrera
PATRICK HERRERA
7805 APPLEWOOD LANE NW
ALBUQUERQUE, NM 87120

Virginia Herrera
VIRGINIA HERRERA
7805 APPLEWOOD LANE NW
ALBUQUERQUE, NM 87120

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26th DAY OF August 2003, FOR AND ON THE BEHALF OF Patrick Herrera & Virginia Herrera

BY: Patrick Herrera & Virginia Herrera

NOTARY PUBLIC: Barbara A. Mueller

MY COMMISSION EXPIRES: 11/03/04

- See stamp below -

OWNER(S) AND/OR PROPRIETOR(S)
LOTS 4–6, BLOCK 4, UNSER CLIFFS SUBDIVISION
FORMERLY LOTS 9 & 10, BLOCK 4, UNIT 24, VOLCANO CLIFFS SUBDIVISION

Jeanette Brenholdt
JEANETTE BRENHOLDT (F/K/A STARR)
2525 MURIEL NE APT. B
ALBUQUERQUE, NM 87112

James Brenholdt
JAMES BRENHOLDT
2525 MURIEL NE APT. B
ALBUQUERQUE, NEW MEXICO 87112

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 29th DAY OF August 2003, FOR AND ON THE BEHALF OF Jeanette & James Brenholdt

BY: Jeanette Brenholdt + James Brenholdt

NOTARY PUBLIC: Barbara E. Rubio

MY COMMISSION EXPIRES: February 2, 2005

OFFICIAL SEAL
BARBARA E. RUBIO
NOTARY PUBLIC STATE OF NEW MEXICO
My commission expires February 2, 2005

OWNER(S) AND/OR PROPRIETOR(S)
LOT 7, BLOCK 4, UNSER CLIFFS SUBDIVISION
FORMERLY LOT 9, BLOCK 11, UNIT 5, VOLCANO CLIFFS SUBDIVISION

Jesus Reyes
JESUS REYES
3908 BLAKE ROAD SW
ALBUQUERQUE, NM 87121

Francesca Reyes
FRANCESCA REYES
3908 BLAKE ROAD SW
ALBUQUERQUE, NM 87121

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 30th DAY OF August 2003, FOR AND ON THE BEHALF OF Jesus Reyes & Francesca Reyes

BY: Jesus Reyes & Francesca Reyes

NOTARY PUBLIC: Barbara A. Mueller

MY COMMISSION EXPIRES: 11/03/04

- see stamp below -

OWNER(S) AND/OR PROPRIETOR(S)
LOT 9, BLOCK 5, UNSER CLIFFS SUBDIVISION
FORMERLY LOT 8, BLOCK 11, UNIT 5, VOLCANO CLIFFS SUBDIVISION

Jasper Corona
JASPER CORONA
7619 STADLER AVENUE
ALBUQUERQUE, NM 87114

Kristin M. Corona
KRISTIN M. CORONA (F/K/A LACKEY)
7619 STADLER AVENUE
ALBUQUERQUE, NM 871

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26th DAY OF August 2003, FOR AND ON THE BEHALF OF Jasper Corona & Kristin M. Corona

BY: Jasper Corona & Kristin M. Corona

NOTARY PUBLIC: Barbara A. Mueller

MY COMMISSION EXPIRES: 11-3-04

see stamp below

BY: MARTIN J. LOFTUS
* FOR AND ON THE BEHALF OF:
WALTER C. SWEENEY III (HIS ATTORNEY-IN-FACT)
MARY E. SWEENEY (HER ATTORNEY-IN-FACT)
MARIE LOFTUS (HER ATTORNEY-IN-FACT)
DONALD D. LIVINGSTON (HIS ATTORNEY-IN-FACT)
ROWENA P. LIVINGSTON (HER ATTORNEY-IN-FACT)
DEE D. BRECHEISEN (HIS ATTORNEY-IN-FACT)
ALAN E. WOCKENFUSS (HIS ATTORNEY-IN-FACT)
LORENA M. WOCKENFUSS (HER ATTORNEY-IN-FACT)

2004114456
Page: 3 of 10
08/12/2004 02:47P
Bk-2004C Pg-238
Mary Herrera Bern. Co PLAT R 52.00

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

SHEET 3 OF 10
WCEA PROJ NO X1-218-025

X1-218-025 8/26/03

LAYOUT NAME: Sheet 3 of 10
DRAWING NAME: SX1218025base.dwg
NETWORK ADDRESS: x \public\projects\x1218025\s\
Plot By: PAJ

PLAT OF

UNSER CLIFFS SUBDIVISION

WITHIN SECTIONS 22 & 27
TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2003

FREE CONSENT AND DEDICATION:

THE REPLAT AS SHOWN HEREON AND NOW COMPRISING UNSER CLIFFS SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERRING TREES AND SHRUBS SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS EASEMENTS GRANTED AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES

OWNER(S) AND/OR PROPRIETOR(S)
LOT 10, BLOCK 5, UNSER CLIFFS SUBDIVISION
FORMERLY LOT 9, BLOCK 10, UNIT 5, VOLCANO CLIFFS SUBDIVISION

Barbara Mueller
BARBARA MUELLER
4904 ALBERTA LANE NW
ALBUQUERQUE, NM 87120

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 2nd DAY OF September, 2003, FOR AND ON THE BEHALF OF Barbara Mueller
BY: Barbara Mueller
NOTARY PUBLIC: Gaylene S. Espinosa
MY COMMISSION EXPIRES: 7-20-05

OFFICIAL SEAL
Gaylene P. Espinosa
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 7-20-05

Joseph L Archbold — Mary K. Archbold
JOSEPH L. ARCHBOLD
8316 CALLE PRIMERA NW
ALBUQUERQUE, NM 87120

MARY K. ARCHBOLD
8316 CALLE PRIMERA NW
ALBUQUERQUE, NM 87120

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 29th DAY OF August, 2003, FOR AND ON THE BEHALF OF Joseph L. Archbold & Mary K. Archbold
BY: Joseph L. Archbold & Mary K. Archbold
NOTARY PUBLIC: Barbara A. Mueller
MY COMMISSION EXPIRES: 11/03/04

- see stamp below -

OWNER(S) AND/OR PROPRIETOR(S)
LOT 11, BLOCK 5, UNSER CLIFFS SUBDIVISION
FORMERLY LOT 7, BLOCK 10, UNIT 5, VOLCANO CLIFFS SUBDIVISION

Steve Zamora — Anna E. Zamora
STEVE T ZAMORA
10445 HERON SW
ALBUQUERQUE, NM 87121

ANNA E. ZAMORA
10445 HERON SW
ALBUQUERQUE, NM 87121

- see stamp below -

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 2nd DAY OF September, 2003, FOR AND ON THE BEHALF OF Steve T. Zamora
BY: Steve T. Zamora
NOTARY PUBLIC: Barbara A. Mueller
MY COMMISSION EXPIRES: 11/03/04

- see stamp below -

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 8th DAY OF June, 2004, FOR AND ON THE BEHALF OF Anna E. Zamora
BY: Anna E. Zamora
NOTARY PUBLIC: Barbara A. Mueller
MY COMMISSION EXPIRES: 11-3-2004

- see stamp below -

OWNER(S) AND/OR PROPRIETOR(S)
LOTS 6-23, BLOCK 1 AND LOTS 4-14, BLOCK 2, UNSER CLIFFS SUBDIVISION
FORMERLY LOTS 6-10, BLOCK 1, UNIT 24, LOTS 1-10, BLOCK 2, UNIT 24, LOTS 13-14 & 18-20, BLOCK 5, UNIT 24, ALL IN VOLCANO CLIFFS SUBDIVISION

Carol E. Falls
GERRY FALLS
PO BOX 1000
ELEPHANT BUTTE, NM 87935

CAROL FALLS
PO BOX 1000
ELEPHANT BUTTE, NM 87935

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Socorro)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 30th DAY OF August, 2003, FOR AND ON THE BEHALF OF Gerry Falls & Carol Falls
BY: Gerry Falls & Carol Falls
NOTARY PUBLIC: Barbara A. Mueller
MY COMMISSION EXPIRES: 11/03/04

- see stamp below -

Harold Gabby — Donna R. Gabby
HAROLD H. GABBY, TRUSTEE
GABBY FAMILY TRUST ESTABLISHED
BY TRUST AGREEMENT DATED
DECEMBER 23, 1992
125 SEA ISLAND DR.
PEACHTREE CITY, GA 30269

DONNA R. GABBY, TRUSTEE
GABBY FAMILY TRUST ESTABLISHED
BY TRUST AGREEMENT DATED
DECEMBER 23, 1992
125 SEA ISLAND DR.
PEACHTREE CITY, GA 30269

ACKNOWLEDGMENT

STATE OF Massachusetts)
) SS.
COUNTY OF Middlesex)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 15th DAY OF September, 2003, FOR AND ON THE BEHALF OF Harold and Donna Gabby
BY: Harold and Donna Gabby
NOTARY PUBLIC: Lisa A. Ansalone
MY COMMISSION EXPIRES: 9/25/09

Bernard C. Penn — Katherine E. Penn
BERNARD C. PENN, TRUSTEE
BERNARD C. PENN AND KATHERINE E.
PENN TRUST
UNDER TRUST AGREEMENT DATED
APRIL 28, 1993
8214 CROW VALLEY LANE
LAS VEGAS, NV 89113

KATHERINE E. PENN, TRUSTEE
BERNARD C. PENN AND KATHERINE E.
PENN TRUST
UNDER TRUST AGREEMENT DATED
APRIL 28, 1993
8214 CROW VALLEY LANE
LAS VEGAS, NV 89113

ACKNOWLEDGMENT

STATE OF Nevada)
) SS.
COUNTY OF Clark)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 4th DAY OF September, 2003, FOR AND ON THE BEHALF OF Bernard & Katherine Penn
BY: Bernard & Katherine Penn
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 01/12/07

OWNER(S) AND/OR PROPRIETOR(S)
LOT 1, BLOCK 1, UNSER CLIFFS SUBDIVISION
FORMERLY LOT 13, BLOCK 4, UNIT 24, VOLCANO CLIFFS SUBDIVISION

Joseph Martinez — Cindy Lucero
JOSEPH MARTINEZ
7104 MARIGOT ROAD NW
ALBUQUERQUE, NM 871205

CINDY LUCERO
7104 MARIGOT ROAD NW
ALBUQUERQUE, NM 87120

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 30th DAY OF July, 2004, FOR AND ON THE BEHALF OF Joseph Martinez & Cindy Lucero
BY: Joseph Martinez & Cindy Lucero
NOTARY PUBLIC: Barbara A. Mueller
MY COMMISSION EXPIRES 11-3-2004

- see stamp below -

X1-218-025 8/26/03

LAYOUT NAME Sheet 4 of 10
DRAWING NAME: SX1218025base.dwg
NETWORK ADDRESS x:\public\projects\x1218025\s\
Plot By PAJ

2004114456
Page: 4 of 10
08/12/2004 02:47P
Bk-2004C Pg-238
Mary Herrera Bern. Co PLAT $32.00

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

SHEET 4 OF 10
WCEA PROJ NO X1-218-025

NOTE: THIS SHEET FOR INDEX PURPOSES ONLY.

PLAT OF

UNSER CLIFFS SUBDIVISION

WITHIN SECTIONS 22 & 27
TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2003

N O R T H
Scale. 1" = 150'

SHEET 7 OF 10

SHEET 8 OF 10

MATCH LINE — SHEET 7 OF 10 / SHEET 8 OF 10

MATCH LINE — SHEET 7 OF 10 / SHEET 8 OF 10

DETAIL
N.T.S.

X1-218-025 8/26/03

LAYOUT NAME Sheet 5 of 10
DRAWING NAME SX1218025base dwg
NETWORK ADDRESS x:\public\projects\x1218025\s\

Plot By: PAJ

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

SHEET 5 OF 10
WCEA PROJ NO X1-218-025

VACATION EXHIBIT
FEBRUARY 2003

PLAT OF

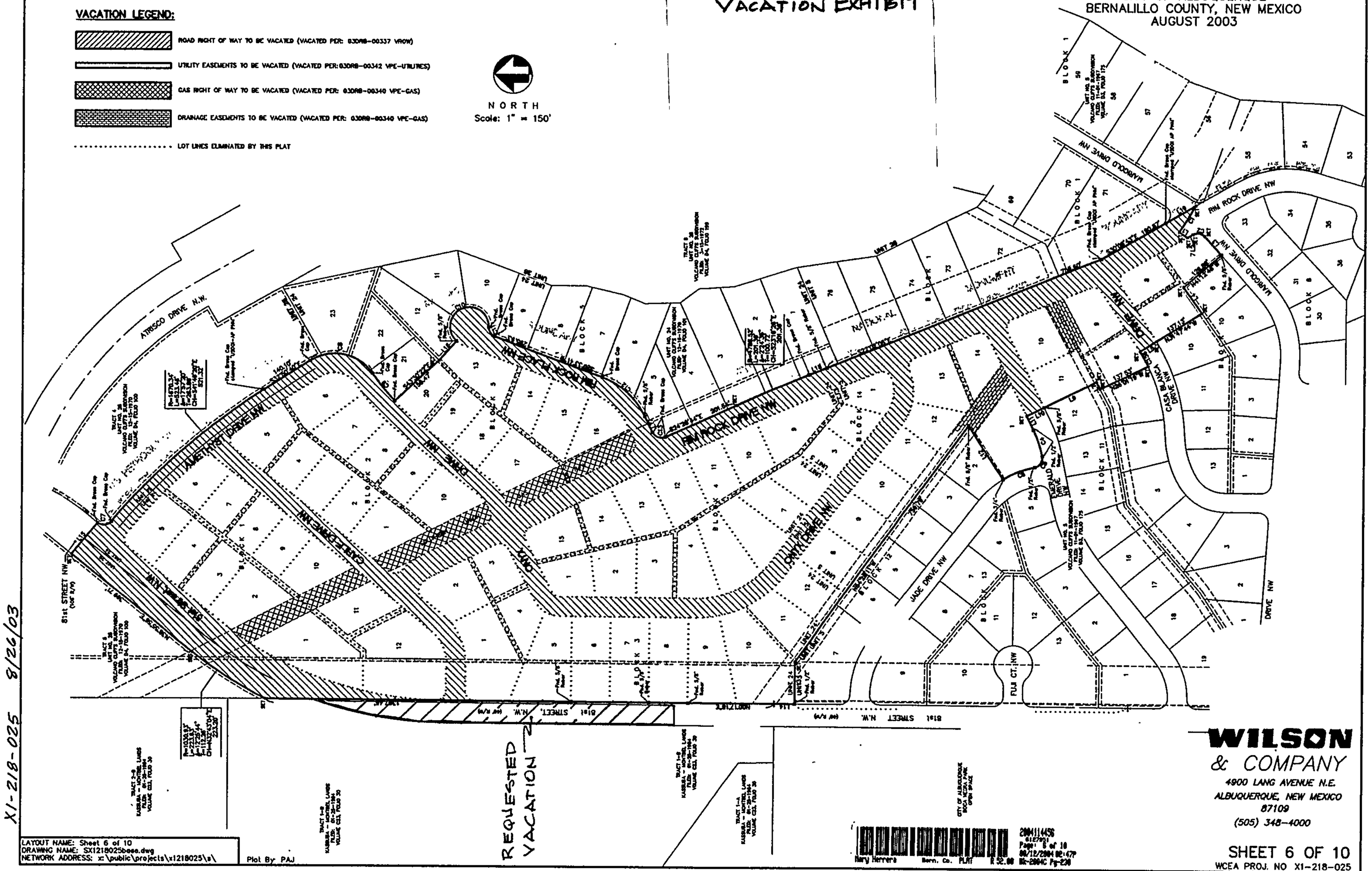
UNSER CLIFFS SUBDIVISION
WITHIN SECTIONS 22 & 27
TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2003

UNSER CLIFFS
VACATION EXHIBIT

VACATION LEGEND:

- ROAD RIGHT OF WAY TO BE VACATED (VACATED PER: 030RB-00337 VROW)
- UTILITY EASEMENTS TO BE VACATED (VACATED PER:030RB-00342 VPE-UTILITIES)
- GAS RIGHT OF WAY TO BE VACATED (VACATED PER: 030RB-00340 VPE-GAS)
- DRAINAGE EASEMENTS TO BE VACATED (VACATED PER: 030RB-00340 VPE-GAS)
- LOT LINES ELIMINATED BY THIS PLAT

NORTH
Scale: 1" = 150'



WILSON
& COMPANY
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ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

SHEET 6 OF 10
WCEA PROJ. NO X1-218-025

LAYOUT NAME: Sheet 6 of 10
DRAWING NAME: SX1218025base.dwg
NETWORK ADDRESS: x:\public\projects\x1218025\s\
Plot By PAJ

X1-218-025 8/26/03

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Page: 6 of 10
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Bk-2004C Pg-230
Mary Herrera Bern. Co. PLAT R 52.00

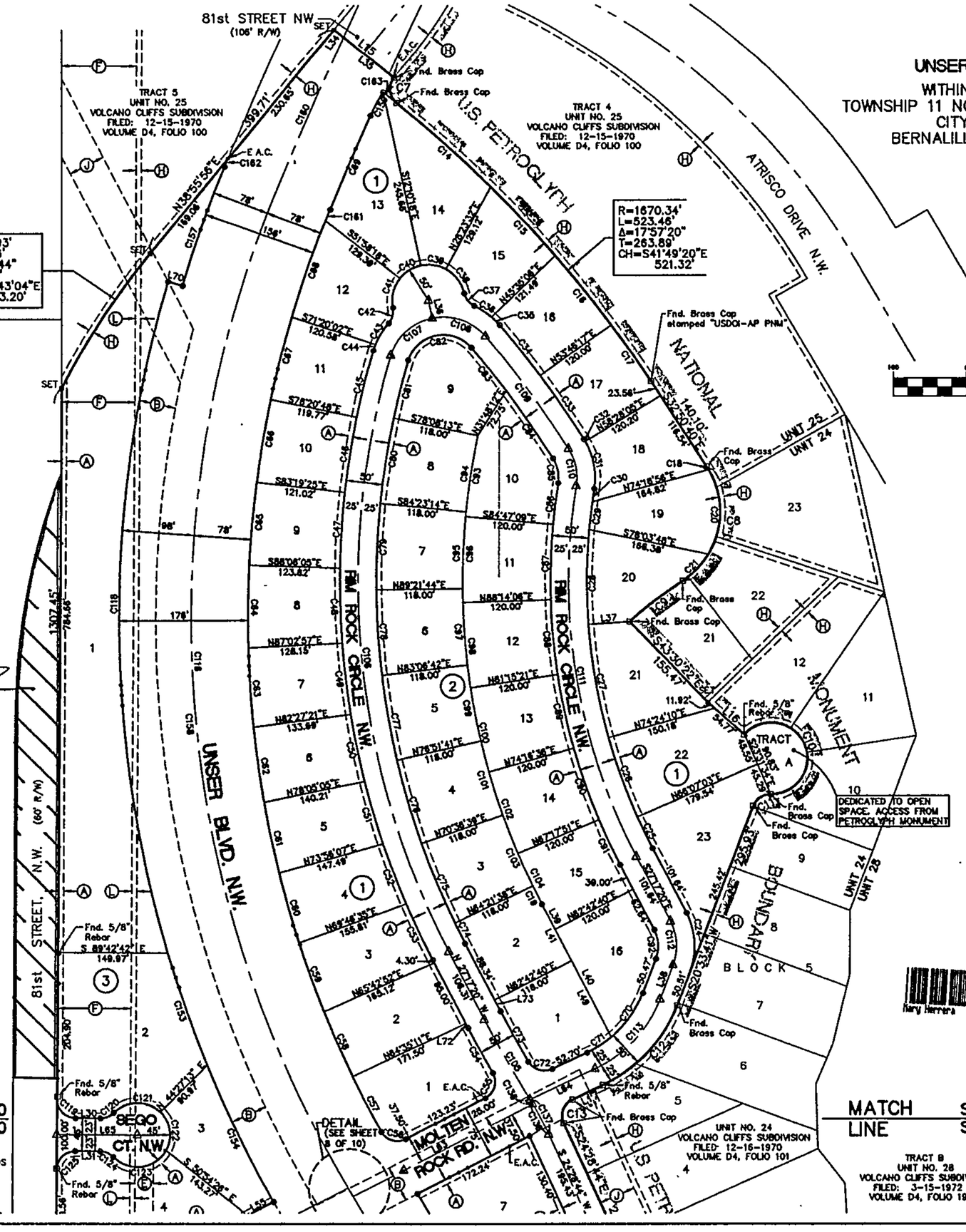
UNSER CLIFFS PLAT

PLAT OF

UNSER CLIFFS SUBDIVISION

WITHIN SECTIONS 22 & 27
TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2003

NOTE:
SEE SHEETS 9 OF 10 AND 10 OF 10 FOR LINE AND CURVE DATA.



REQUESTED VACATION

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

EASEMENT KEY:

- (A) 7' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- (B) 50' GAS SERVICES R/W & EASEMENT (FD: 8/25/03, BKA63, PG422, DOC#2003150745) (FD: 8/25/03, BKA63, PG423, DOC#2003150746)
- (C) 20' SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT)
- (D) 25' SANITARY SEWER & WATER EASEMENT (GRANTED BY THIS PLAT)
- (E) 25' SANITARY SEWER, WATER & STORM DRAIN EASEMENT (GRANTED BY THIS PLAT)
- (F) 100' EXISTING POWERLINE EASEMENT (PER PLATS: D3-175, D4-100 & D4-101)
- (G) 50' EXISTING DRAINAGE EASEMENT (PER PLATS: D3-175 & D4-101)
- (H) 7' EXISTING UTILITY EASEMENT (PER PLATS: D3-175, D4-100 & D4-101)
- (J) 50' SOUTHERN UNION GAS EASEMENT (PER PLATS: D4-100 & D4-101)
- (K) 100' SOUTHERN UNION GAS EASEMENT (PER PLAT. D3-175)
- (L) 7' UNDERGROUND ELECTRIC EASEMENT (GRANTED BY THIS PLAT)
- (M) 25' SANITARY SEWER & STORM DRAIN EASEMENT (GRANTED BY THIS PLAT)
- (N) WATERLINE EASEMENT (GRANTED BY THIS PLAT)

LEGEND

- ACCESS CONTROL LINE
- EASEMENT LINE
- CENTERLINE
- U.S. PETROGLYPH NATIONAL MONUMENT BOUNDARY
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- STREET CENTERLINE MONUMENT
- E.A.C. END ACCESS CONTROL

MATCH LINE SHEET 7 OF 10 / SHEET 8 OF 10

TRACT 1-B
KASSUBA - MONTBEL LANDS
FILED: 01-25-1984
VOLUME C23, FOLIO 30

MATCH LINE SHEET 7 OF 10 / SHEET 8 OF 10

TRACT B
UNIT NO. 28
VOLCANO CLIFFS SUBDIVISION
FILED: 3-15-1972
VOLUME D4, FOLIO 199

LAYOUT NAME: Sheet 7 of 10
DRAWING NAME: SX1218025base.dwg
NETWORK ADDRESS: x:\public\projects\x1218025\s\

Plot By: AMT

X1-218-025 8/26/03

WILSON & COMPANY
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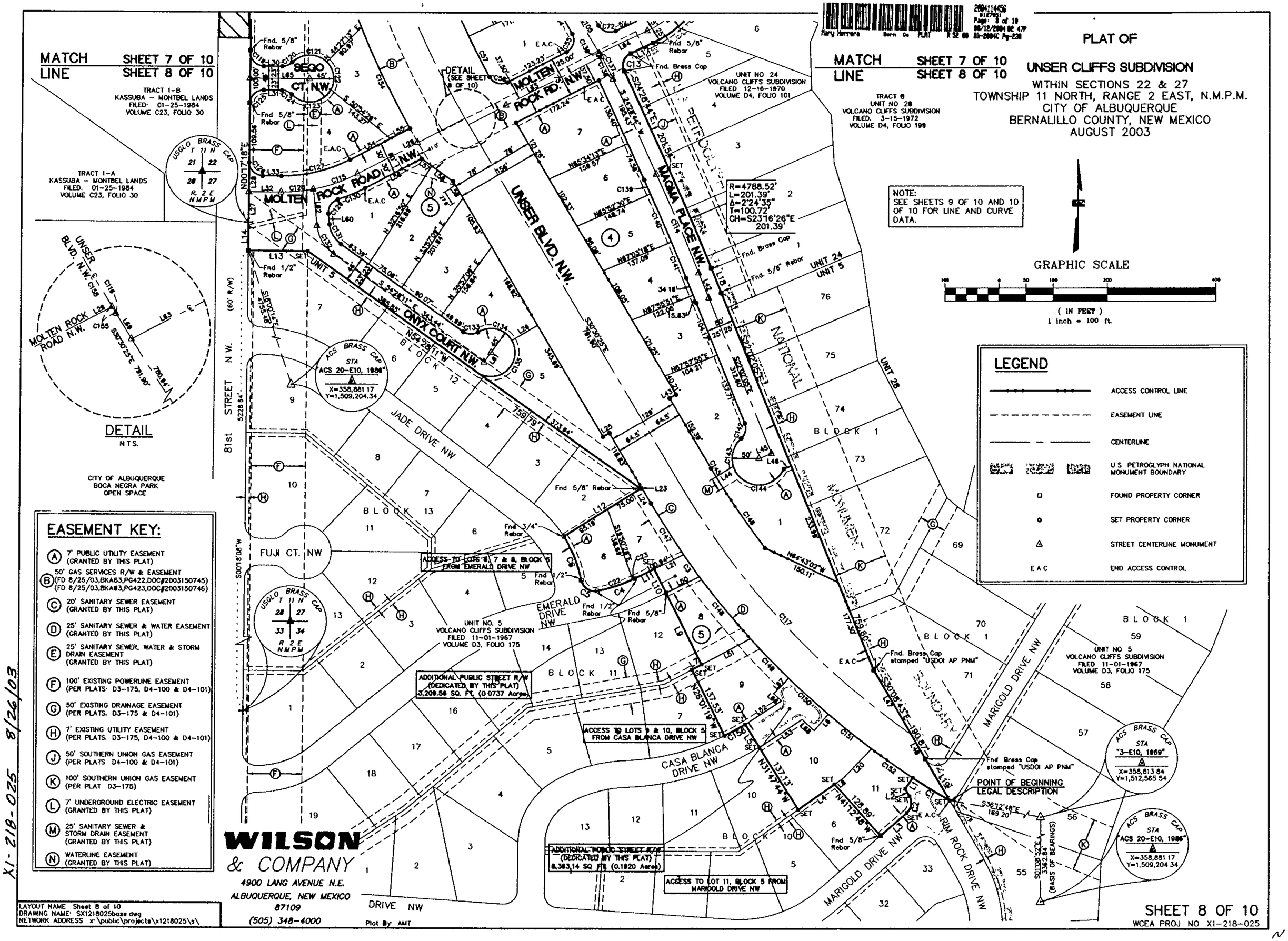
SHEET 7 OF 10
WCEA PROJ. NO. X1-218-025



PLAT OF
UNSER CLIFFS SUBDIVISION
WITHIN SECTIONS 22 & 27
TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2003
MATCH LINE SHEET 7 OF 10 SHEET 8 OF 10
TRACT 1-B KASSUBA - MONTBEL LANDS FILED 01-25-1984 VOLUME C23, FOLIO 30
TRACT 1-A KASSUBA - MONTBEL LANDS FILED 01-25-1984 VOLUME C23, FOLIO 30
TRACT B UNIT NO 28 VOLCANO CLIFFS SUBDIVISION FILED 3-15-1972 VOLUME D4, FOLIO 199
UNIT NO 24 VOLCANO CLIFFS SUBDIVISION FILED 12-16-1970 VOLUME D4, FOLIO 101
UNIT NO. 5 VOLCANO CLIFFS SUBDIVISION FILED 11-01-1967 VOLUME D3, FOLIO 175
NOTE: SEE SHEETS 9 OF 10 AND 10 OF 10 FOR LINE AND CURVE DATA.
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
LEGEND
ACCESS CONTROL LINE
EASEMENT LINE
CENTERLINE
U S PETROGLYPH NATIONAL MONUMENT BOUNDARY
FOUND PROPERTY CORNER
SET PROPERTY CORNER
STREET CENTERLINE MONUMENT
E A C END ACCESS CONTROL
DETAIL
N.T.S.
CITY OF ALBUQUERQUE BOCA NEGRA PARK OPEN SPACE
EASEMENT KEY:
A 7' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
B 50' GAS SERVICES R/W & EASEMENT (FD 8/25/03,BKA63,PG422,DOC#2003150745) (FD 8/25/03,BKA63,PG423,DOC#2003150746)
C 20' SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT)
D 25' SANITARY SEWER & WATER EASEMENT (GRANTED BY THIS PLAT)
E 25' SANITARY SEWER, WATER & STORM DRAIN EASEMENT (GRANTED BY THIS PLAT)
F 100' EXISTING POWERLINE EASEMENT (PER PLATS D3-175, D4-100 & D4-101)
G 50' EXISTING DRAINAGE EASEMENT (PER PLATS. D3-175 & D4-101)
H 7' EXISTING UTILITY EASEMENT (PER PLATS. D3-175, D4-100 & D4-101)
J 50' SOUTHERN UNION GAS EASEMENT (PER PLATS D4-100 & D4-101)
K 100' SOUTHERN UNION GAS EASEMENT (PER PLAT D3-175)
L 7' UNDERGROUND ELECTRIC EASEMENT (GRANTED BY THIS PLAT)
M 25' SANITARY SEWER & STORM DRAIN EASEMENT (GRANTED BY THIS PLAT)
N WATERLINE EASEMENT (GRANTED BY THIS PLAT)
MOLTEN ROCK ROAD N.W.
UNSER BLVD. N.W.
MAGMA PLACE N.W.
ONYX COURT N.W.
SEGO CT. N.W.
JADE DRIVE NW
FUJI CT. NW
EMERALD DRIVE NW
CASA BLANCA DRIVE NW
MARIGOLD DRIVE NW
RIM ROCK DRIVE NW
81st STREET N.W.
DRIVE NW
ACCESS TO LOTS 6, 7 & 8, BLOCK 5 FROM EMERALD DRIVE NW
ADDITIONAL PUBLIC STREET R/W (DEDICATED BY THIS PLAT) 3,209.56 SQ. FT. (0.0737 Acres)
ACCESS TO LOTS 9 & 10, BLOCK 5 FROM CASA BLANCA DRIVE NW
ADDITIONAL PUBLIC STREET R/W (DEDICATED BY THIS PLAT) 8,363.14 SQ FT. (0.1920 Acres)
ACCESS TO LOT 11, BLOCK 5 FROM MARIGOLD DRIVE NW
POINT OF BEGINNING LEGAL DESCRIPTION
R=4788.52' L=201.39' Δ=2°24'35" T=100.72' CH=S23°16'26"E 201.39'
ACS BRASS CAP STA "ACS 20-E10, 1986" X=358,881.17 Y=1,509,204.34
ACS BRASS CAP STA "3-E10, 1969" X=358,813.84 Y=1,512,565.54
ACS BRASS CAP STA "ACS 20-E10, 1986" X=358,881.17 Y=1,509,204.34
WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO 87109
(505) 348-4000
LAYOUT NAME Sheet 8 of 10
DRAWING NAME SX1218025base.dwg
NETWORK ADDRESS x:\public\projects\x1218025\s\
Plot By AMT
SHEET 8 OF 10
WCEA PROJ NO X1-218-025
X1-218-025 8/26/03

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	80.73'	1564.50	40.37'	02°57'23"	N58°03'55"W	80.72'
C2	34.40' (RECORD)	25.00' (RECORD)	20.55' (RECORD)	78°50'02" (RECORD)	S09°18'10"W (RECORD)	31.75' (RECORD)
C3	50.54'	1564.50'	25.27'	01°51'03"	S35°34'25"E	50.54'
C4	72.88' (RECORD)	280.23' (RECORD)	36.65' (RECORD)	14°54'04" (RECORD)	S71°10'51"W (RECORD)	72.68' (RECORD)
C5	39.27' (RECORD)	25.00' (RECORD)	25.00' (RECORD)	89°59'59" (RECORD)	N56°22'08"W (RECORD)	35.36' (RECORD)
C6	88.43' (RECORD)	239.28' (RECORD)	44.72' (RECORD)	21°10'28" (RECORD)	N21°57'22"W (RECORD)	87.93' (RECORD)
C7	39.27' (RECORD)	25.00' (RECORD)	25.00' (RECORD)	90°00'00" (RECORD)	S05°52'42"E (RECORD)	35.36' (RECORD)
C8	179.75' (RECORD)	115.45' (RECORD)	113.87' (RECORD)	89°12'35" (RECORD)	S11°45'38"W (RECORD)	162.14' (RECORD)
C9	92.42' (RECORD)	521.97' (RECORD)	46.33' (RECORD)	10°08'41" (RECORD)	S51°52'57"W (RECORD)	92.30' (RECORD)
C10	199.58' (RECORD)	49.92' (RECORD)	109.37' (RECORD)	229°03'58" (RECORD)	S23°31'34"E (RECORD)	90.83' (RECORD)
C11	30.74' (RECORD)	25.00' (RECORD)	17.65' (RECORD)	70°28'44" (RECORD)	S55°47'03"W (RECORD)	28.84' (RECORD)
C12	153.52' (RECORD)	200.00' (RECORD)	80.76' (RECORD)	43°58'47" (RECORD)	S42°33'04"W (RECORD)	149.78' (RECORD)
C13	38.84' (RECORD)	25.00' (RECORD)	24.58' (RECORD)	89°01'12" (RECORD)	S20°01'52"W (RECORD)	35.05' (RECORD)
C14	174.07'	1670.34'	87.11'	05°58'15"	S47°53'34"E	173.99'
C15	129.82'	1670.34'	64.94'	04°27'11"	S42°40'51"E	129.79'
C16	123.19'	1670.34'	61.62'	04°13'33"	S38°20'30"E	123.17'
C17	96.38'	1670.34'	48.20'	03°18'21"	S34°34'33"E	96.36'
C18	5.23'	115.45'	2.61'	02°35'41"	S31°51'33"E	5.23'
C19	28.27'	982.00'	14.13'	01°38'58"	S28°27'51"E	28.27'
C20	123.33'	115.45'	68.28'	61°12'20"	S00°06'32"W	117.55'
C21	51.08'	115.45'	25.97'	25°21'05"	S43°22'38"W	50.67'
C22	68.82'	280.23'	34.58'	14°04'14"	S71°35'46"W	68.65'
C23	4.08'	280.23'	2.03'	00°49'50"	S84°08'44"W	4.08'
C24	83.51'	100.00'	44.37'	47°51'01"	N03°21'50"W	81.11'
C25	48.27'	812.00'	24.14'	03°24'23"	N25°35'09"W	48.27'
C26	117.42'	812.00'	58.81'	08°17'07"	N19°44'24"W	117.32'
C27	159.90'	812.00'	80.21'	11°16'57"	N09°57'22"W	159.64'
C28	132.25'	812.00'	66.27'	09°19'55"	N00°21'04"E	132.11'
C29	38.82'	812.00'	19.41'	02°44'21"	N06°23'12"E	38.82'
C30	18.22'	812.00'	9.11'	01°17'07"	N08°23'57"E	38.22'
C31	68.53'	100.00'	35.87'	39°15'44"	N10°35'21"W	67.19'
C32	3.62'	100.00'	1.81'	02°04'23"	N31°15'25"W	3.62'
C33	106.48'	1550.34'	53.26'	03°56'07"	N34°15'40"W	106.46'
C34	90.15'	1550.34'	45.09'	03°19'54"	N37°53'40"W	90.14'
C35	15.85'	100.00'	7.94'	09°04'54"	S44°06'04"E	15.83'
C36	28.28'	100.00'	14.23'	16°12'10"	N56°44'37"W	28.19'
C37	23.18'	25.00'	12.50'	53°07'48"	N38°16'48"W	22.36'
C38	43.54'	50.00'	23.28'	49°53'35"	N38°30'41"W	42.18'
C39	35.40'	50.00'	18.48'	40°33'50"	N81°53'23"W	34.46'
C40	34.73'	50.00'	18.10'	39°48'00"	S57°55'42"W	34.04'
C41	43.41'	50.00'	23.18'	49°44'35"	S13°09'24"W	42.06'
C42	23.18'	25.00'	12.50'	53°07'48"	S14°51'01"W	22.36'
C43	35.08'	100.00'	17.72'	20°06'06"	S31°21'52"W	34.90'
C44	9.00'	100.00'	4.50'	05°09'24"	S18°44'07"W	9.00'
C45	95.31'	1150.00'	47.88'	04°44'56"	S13°46'57"W	95.28'

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C46	106.00'	1150.00'	53.04'	05°16'52"	S08°46'03"W	105.96'
C47	105.00'	1150.00'	52.54'	05°13'53"	S03°30'41"W	104.96'
C48	105.00'	1150.00'	52.54'	05°13'53"	S01°43'12"E	104.96'
C49	100.00'	1150.00'	50.03'	04°58'56"	S06°49'37"E	99.97'
C50	95.00'	1150.00'	47.53'	04°43'59"	S11°41'04"E	94.97'
C51	90.00'	1150.00'	45.02'	04°29'02"	S16°17'35"E	89.98'
C52	90.00'	1150.00'	45.02'	04°29'02"	S20°46'38"E	89.98'
C53	85.70'	1150.00'	42.87'	04°16'11"	S25°09'14"E	85.68'
C54	71.21'	1802.00'	35.61'	02°15'51"	S28°25'15"E	71.21'
C55	40.06'	25.00'	25.82'	91°51'14"	S16°22'28"W	35.92'
C56	38.84'	25.00'	24.57'	89°00'35"	N73°11'40"W	35.05'
C57	86.30'	1492.00'	43.16'	03°18'51"	N27°01'57"W	86.29'
C58	98.27'	1492.00'	49.15'	03°46'26"	N23°29'18"W	98.25'
C59	101.35'	1492.00'	50.70'	03°53'32"	N19°39'19"W	101.33'
C60	100.99'	1492.00'	50.52'	03°52'42"	N15°46'13"W	100.97'
C61	100.41'	1492.00'	50.22'	03°51'21"	N11°54'11"W	100.39'
C62	105.44'	1492.00'	52.74'	04°02'56"	N07°57'03"W	105.41'
C63	110.48'	1492.00'	55.27'	04°14'34"	N03°48'17"W	110.46'
C64	115.58'	1492.00'	57.82'	04°26'18"	N00°32'09"E	115.55'
C65	115.27'	1492.00'	57.66'	04°25'36"	N04°58'06"E	115.24'
C66	116.45'	1492.00'	58.25'	04°28'18"	N09°25'02"E	116.42'
C67	119.00'	1492.00'	59.53'	04°34'11"	N13°56'17"E	118.97'
C68	141.18'	1492.00'	70.64'	05°25'17"	N18°56'01"E	141.12'
C69	141.95'	6172.00'	70.98'	01°19'04"	N22°57'25"E	141.95'
C70	75.48'	150.00'	38.56'	28°49'48"	S34°58'35"W	74.68'
C71	39.66'	150.00'	19.95'	15°08'56"	S56°57'58"W	39.55'
C72	37.34'	25.00'	23.14'	85°34'12"	N72°40'26"W	33.96'
C73	79.51'	1752.00'	39.76'	02°36'01"	N28°35'20"W	79.50'
C74	31.66'	1100.00'	15.83'	01°38'58"	N26°27'51"W	31.66'
C75	120.00'	1100.00'	60.06'	06°15'02"	N22°30'52"W	119.94'
C76	120.00'	1100.00'	60.06'	06°15'02"	N16°15'50"W	119.94'
C77	120.00'	1100.00'	60.06'	06°15'02"	N10°00'48"W	119.94'
C78	120.00'	1100.00'	60.06'	06°15'02"	N03°45'47"W	119.94'
C79	120.00'	1100.00'	60.06'	06°15'02"	N02°29'15"W	119.94'
C80	120.00'	1100.00'	60.06'	06°15'02"	N08°44'16"E	119.94'
C81	82.44'	1100.00'	41.24'	04°17'38"	N14°00'36"E	82.42'
C82	108.48'	50.00'	94.60'	124°16'58"	N78°17'54"E	88.41'
C83	76.66'	1500.34'	38.34'	02°55'40"	S38°05'47"E	76.65'
C84	113.63'	1500.34'	56.84'	04°20'22"	S34°27'47"E	113.60'
C85	36.07'	50.00'	18.86'	41°20'07"	S11°37'33"E	35.29'
C86	57.59'	862.00'	28.80'	03°49'40"	S07°07'41"W	57.58'
C87	105.00'	862.00'	52.57'	06°58'45"	S01°43'28"W	104.94'
C88	105.00'	862.00'	52.57'	06°58'45"	S05°15'17"E	104.94'
C89	105.00'	862.00'	52.57'	06°58'45"	S12°14'02"E	104.94'
C90	105.00'	862.00'	52.57'	06°58'45"	S19°12'47"E	104.94'
C91	69.00'	862.00'	34.52'	04°35'11"	S24°59'45"E	68.98'
C92	41.76'	50.00'	22.18'	47°51'01"	S03°21'50"E	40.55'
C93	113.96'	982.00'	57.04'	06°38'56"	S08°32'19"W	113.89'

2004114456
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Page: 9 of 10
08/12/2004 02:47P
Mary Herrera Bern Co PLAT R 52.00 Bk-2004C Pg-230

PLAT OF

UNSER CLIFFS SUBDIVISION

WITHIN SECTIONS 22 & 27
TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2003

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C94	107.13'	982.00'	53.62'	06°15'02"	S08°44'16"W	107.07'
C95	107.13'	982.00'	53.62'	06°15'02"	S02°29'15"W	107.07'
C96	119.62'	982.00'	59.88'	06°58'45"	S01°43'28"E	119.54'
C97	107.13'	982.00'	53.62'	06°15'02"	S03°45'47"E	107.07'
C98	119.62'	982.00'	59.88'	06°58'45"	S05°15'17"E	119.54'
C99	107.13'	982.00'	53.62'	06°15'02"	S10°00'48"E	107.07'
C100	119.62'	982.00'	59.88'	06°58'45"	S12°14'02"E	119.54'
C101	107.13'	982.00'	53.62'	06°15'02"	S16°15'50"E	107.07'
C102	119.62'	982.00'	59.88'	06°58'45"	S19°12'47"E	119.54'
C103	107.13'	982.00'	53.62'	06°15'02"	S22°30'52"E	107.07'
C104	78.61'	982.00'	39.32'	04°35'11"	S24°59'45"E	78.58'
C105	126.97'	1777.00'	63.51'	04°05'38"	N29°20'09"W	126.94'
C106	853.06'	1125.00'	448.21'	43°26'45"	N05°33'57"W	832.77'
C107	81.33'	75.00'	45.18'	62°07'42"	N47°13'16"E	77.40'
C108	81.36'	75.00'	45.20'	62°09'16"	S70°38'15"E	77.43'
C109	193.46'	1525.34'	96.96'	07°16'01"	S35°55'37"E	193.33'
C110	54.11'	75.00'	28.29'	41°20'07"	S11°37'33"E	52.94'
C111	530.73'	837.00'	274.63'	36°19'51"	S09°07'25"E	521.89'
C112	62.64'	75.00'	33.27'	47°51'01"	S03°21'50"E	60.83'
C113	134.33'	175.00'	70.67'	43°58'47"	S42°33'04"W	131.05'
C114	200.35'	4692.52'	100.19'	02°24'36"	S23°16'26"E	200.34'
C115	86.78'	300.00'	43.69'	16°34'25"	N70°35'16"E	86.48'
C116	1446.95'	1570.00'	779.44'	52°48'18"	N04°06'16"W	1396.28'
C117	636.63'	1500.00'	323.18'	24°19'02"	S42°39'56"E	631.86'
C118	946.65'	1668.00'	486.45'	32°31'03"	N00°02'21"W	934.00'
C119	39.27'	25.00'	25.00'	90°00'00"	S44°42'42"E	35.36'
C120	20.38'	25.00'	10.79'	46°42'29"	N66°56'03"E	19.82'
C121	71.37'	45.00'	45.69'	90°52'24"	N89°01'00"E	64.12'
C122	58.36'	45.00'	34.11'	74°18'47"	S08°22'54"E	54.37'
C123	84.99'	45.00'	62.18'	108°12'47"	S82°53'24"W	72.91'
C124	20.38'	25.00'	10.79'	46°42'29"	S66°21'27"E	19.82'
C125	39.27'	25.00'	25.00'	90°00'00"	S45°17'18"W	35.36'
C126	39.27'	25.00'	25.00'	90°00'00"	S44°42'42"E	35.36'
C127	131.89'	270.01'	67.29'	27°59'15"	N76°17'40"E	130.58'
C128	59.76'	300.00'	29.98'	11°24'49"	N84°34'53"E	59.66'
C129	33.96'	25.00'	20.20'	77°52'42"	N32°53'26"W	31.42'
C130	54.86'	330.00'	27.51'	09°31'45"	N67°03'55"E	54.82'
C131	43.95'	52.00'	23.38'	48°25'17"	N30°15'33"W	42.65'
C132	63.38'	75.00'	33.72'	48°25'17"	N30°15'33"W	61.51'

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

SHEET 9 OF 10
WCEA PROJ NO X1-218-025

LAYOUT NAME Sheet 9 of 10
DRAWING NAME SX1218025base dwg
NETWORK ADDRESS x \public\projects\x1218025\s\

Plot By PAJ

X1-218-025 8/26/03

PLAT OF

UNSER CLIFFS SUBDIVISION

WITHIN SECTIONS 22 & 27,
TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2003

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C133	29.76'	25.00'	16.93'	68°11'47"	S88°34'04"E	28.03'
C134	72.38'	45.00'	46.73'	92°09'32"	S76°33'11"E	64.83'
C135	122.55'	45.00'	212.05'	156°06'11"	S47°00'42"W	88.04'
C136	7.45'	459.19'	3.72'	00°55'48"	S30°08'05"E	7.45'
C137	55.33'	459.19'	27.70'	06°54'14"	S27°36'51"E	55.30'
C138	47.88'	459.19'	23.96'	05°58'28"	S27°27'58"E	47.86'
C139	28.56'	4738.52'	14.28'	00°20'43"	S24°18'22"E	28.56'
C140	98.30'	4738.52'	49.15'	01°11'21"	S23°32'21"E	98.30'
C141	72.44'	4738.52'	36.22'	00°52'33"	S22°30'25"E	72.44'
C142	30.77'	25.00'	17.68'	70°31'44"	S13°13'47"W	28.87'
C143	57.38'	50.00'	32.32'	65°44'58"	S15°37'08"W	54.28'
C144	121.48'	50.00'	134.47'	139°12'21"	S86°51'32"E	93.73'
C145	18.23'	1435.50'	9.11'	00°43'39"	N30°52'15"W	18.22'
C146	161.12'	1435.50'	80.65'	06°25'51"	N34°26'59"W	161.04'
C147	113.08'	1564.50'	56.56'	04°08'29"	S32°34'40"E	113.08'
C148	150.12'	1564.50'	75.12'	05°29'52"	S38°14'53"E	150.07'
C149	102.49'	1564.50'	51.27'	03°45'13"	S43°52'28"E	102.48'
C150	99.90'	1564.50'	49.97'	03°39'31"	S47°34'48"E	99.88'
C151	102.70'	1564.50'	51.37'	03°45'40"	S51°17'23"E	102.68'
C152	93.28'	1564.50'	46.66'	03°25'00"	N54°52'43"W	93.28'
C153	164.8'	1868.00'	82.47'	05°39'39"	N19°07'42"W	164.73'
C154	211.15'	1868.00'	105.72'	07°15'11"	N25°35'07"W	211.01'
C155	2.89'	1570.00'	1.44'	00°06'20"	S30°27'18"W	2.89'
C156	43.82'	476.65'	21.92'	05°16'02"	S61°26'28"W	43.80'
C157	187.18'	1648.00'	93.69'	06°30'28"	N19°28'24"E	187.08'
C158	1444.06'	1570.00'	777.64'	52°41'58"	N04°03'06"W	1393.69'
C159	36.39'	229.79'	18.23'	09°04'27"	N28°17'48"E	36.36'
C160	228.40'	6250.00'	114.21'	02°05'38"	N23°20'42"E	228.39'
C161	17.02'	1492.00'	8.51'	00°39'13"	N21°58'16"E	17.02'
C162	12.23'	6328.00'	6.12'	00°08'39"	N22°21'12"E	12.23'
C163	23.62'	1670.34'	11.81'	00°48'37"	S51°17'00"E	23.62'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S33°24'47"W	25.00'
L2	S30°06'51"E (S30°25'21"E)	16.19'
L3	S48°43'11"W (S48°24'41"W)	64.85' (65.00')
L4	S54°29'57"W (S54°11'27"E)	82.60'
L5	N31°47'44"W	49.81'
L6	S40°35'27"W	40.14'
L7	N61°53'30"E	19.89'
L8	S54°29'57"W	19.40'
L9	N26°16'11"W (N26°34'41"W)	149.39' (149.81)
L10	N26°16'11"W	50.00'
L11	S63°43'49"W (S63°25'19"W)	40.53'
L12	N57°36'13"E (N57°15'43"E)	167.60' (167.68')
L13	N89°45'59"W (S89°59'15"W)	110.06' (110.00')
L14	N00°18'08"E (N00°00'45"W)	52.36' (52.38')
L15	S50°52'42"E (RECORD)	105.89' (RECORD)
L16	S48°24'43"E (RECORD)	66.69' (RECORD)
L17	S64°32'28"W (RECORD)	45.89' (RECORD)
L18	S22°04'09"E	50.40'
L19	S30°06'51"E	90.11'
L20	N43°53'11"E	75.51'
L21	S63°43'49"E	60.41'
L22	N85°41'07"E	56.96'
L23	S57°36'13"W	2.59'
L24	S30°30'25"E	33.57'
L25	S59°29'35"E	13.50'
L26	S59°29'35"E	54.84'
L27	N00°17'18"E	57.33'
L28	N00°17'18"E	55.00'
L29	N62°18'03"E	224.19'
L30	N89°42'42"W	34.05'
L31	S89°42'42"E	34.05'
L32	N89°42'42"W	59.70'
L33	S89°42'42"E	34.71'
L34	S50°52'42"E	16.86'
L35	S50°52'42"E	76.50'
L36	S11°42'53"E	25.00'
L37	N86°07'12"E	58.43'
L38	N20°33'41"E	50.51'
L39	N27°17'20"E	39.00'
L40	N27°17'20"E	168.37'
L41	N27°17'20"E	88.34'
L42	N22°04'09"E	50.40'
L43	N59°29'35"E	13.50'
L44	N58°16'00"E	37.09'
L45	N67°57'55"E	25.00'
L46	N67°57'55"E	15.00'

LINE TABLE		
LINE	BEARING	LENGTH
L47	S30°08'43"E	139.31'
L48	S30°08'43"E	51.56'
L49	S27°17'20"E	119.03'
L50	N63°43'49"E	68.60'
L51	N61°53'30"E	102.33'
L52	N56°48'41"E	80.13'
L53	N56°48'41"E	94.17'
L54	N62°18'03"E	84.69'
L55	N62°18'03"E	40.33'
L56	N62°18'03"E	118.40'
L57	S54°28'11"E	23.89'
L58	S54°28'11"E	48.77'
L59	N30°30'25"E	36.13'
L60	N06°02'55"W	20.36'
L61	N35°31'48"E	22.00'
L62	N06°02'55"W	68.62'
L63	N62°18'03"E	277.16'
L64	N64°32'28"E	98.37'
L65	S89°42'42"E	110.00'
L66	N47°34'48"E	20.38'
L67	N44°14'58"E	40.14'
L68	N47°34'48"W	30.45'
L69	N30°30'25"W	10.96'
L70	S73°48'50"E	20.00'
L71	S86°14'25"E	31.60'
L72	S27°17'20"E	7.01'
L73	N27°17'20"W	17.97'

AREA TABLE			
BLOCK	LOT	AREA (Acres)	AREA (Square Feet)
1	A	0.1360	5,923.70
1	1	0.4196	18,279.60
1	2	0.3743	16,305.89
1	3	0.3519	15,327.20
1	4	0.3320	14,460.08
1	5	0.3139	13,671.65
1	6	0.3147	13,707.88
1	7	0.3159	13,761.97
1	8	0.3186	13,878.09
1	9	0.3092	13,467.30
1	10	0.3071	13,375.86
1	11	0.3071	13,379.09
1	12	0.3428	14,933.55
1	13	0.3778	16,457.77
1	14	0.3838	16,719.53
1	15	0.3169	13,802.49
1	16	0.3159	13,759.86
1	17	0.3169	13,803.49
1	18	0.3157	13,750.40
1	19	0.3177	13,838.88
1	20	0.3160	13,766.01
1	21	0.3647	15,886.86
1	22	0.4141	18,038.31
1	23	0.4555	19,839.50
2	1	0.3250	14,157.34
2	2	0.3205	13,959.58
2	3	0.3076	13,400.51
2	4	0.3076	13,400.51
2	5	0.3076	13,400.51
2	6	0.3076	13,400.51
2	7	0.3076	13,400.51
2	8	0.3076	13,400.51
2	9	0.3350	14,591.58
2	10	0.3651	15,902.25
2	11	0.3094	13,477.03
2	12	0.3094	13,477.03
2	13	0.3094	13,477.03
2	14	0.3094	13,477.03
2	15	0.3108	13,536.33
2	16	0.3682	16,037.89
3	1	2.1304	92,800.17
3	2	0.8864	38,612.81
3	3	0.3337	14,535.02
3	4	0.6932	30,197.88
4	1	0.4778	20,812.18
4	2	0.4292	18,696.59
4	3	0.3116	13,572.81
4	4	0.3157	13,752.69
4	5	0.3180	13,853.61
4	6	0.3615	15,748.66
4	7	0.5316	23,154.67
5	1	0.7372	32,112.43
5	2	0.3545	154,423.00
5	3	0.3740	16,289.72
5	4	0.8765	38,180.21
5	5	0.5206	22,676.71
5	6	0.2600	11,326.05
5	7	0.2890	12,589.37
5	8	0.3779	16,463.12
5	9	0.2985	13,002.75
5	10	0.4461	19,434.00
5	11	0.2983	12,994.98

X1-218-025 8/26/03

LAYOUT NAME Sheet 10 of 10
DRAWING NAME SX1218025base.dwg
NETWORK ADDRESS x \public\projects\x1218025\s\

Plot By PAJ

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Page: 10 of 10
06/12/2004 02:47P
Bk-2004C Pg-238
Mary Herrera - Bern Co PLAT R 52.00

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

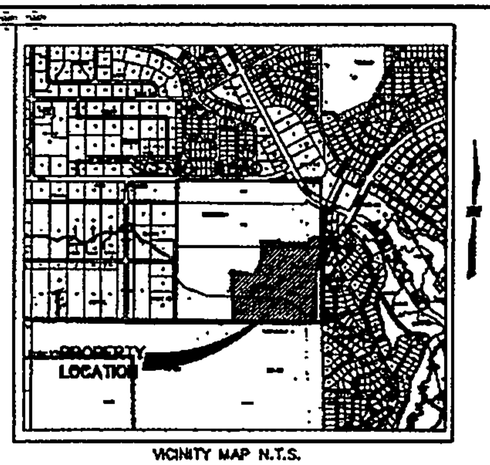
SHEET 10 OF 10
WCEA PROJ NO X1-218-025

N

ADDITIONAL EXHIBITS FOR FILE

PLAT OF
VISTA VIEJA SUBDIVISION UNIT ONE

VISTA VIEJA SUBDIVISION
WITHIN SECTION 21, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2005



VICINITY MAP N.T.S.

SUBDIVISION DATA:

D.R.B. CASE NUMBER 040RB-01523

D.R.B. PROJECT NUMBER 1003470

ZONE ATLAS INDEX NO. D - 9 - Z

TOTAL NO. OF LOTS EXISTING: ONE TRACT

TOTAL NO. OF LOTS CREATED: 142 LOTS & 4 PARCELS

GROSS SUBDIVISION ACREAGE: 40.1797 ACRES

TOTAL MILES OF STREETS CREATED: 1.68 MILES

TALOS LOG NO. 2005152716

DATE OF SURVEY: MAY 2004

LEGAL DESCRIPTION:

Tract numbered One of BULK LAND PLAT OF VISTA VIEJA SUBDIVISION, within Section 21, Township 11 North, Range 2 East, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 21, 2005, in Plat Book 2005C, Folio 122.

FLOOD NOTE:

Portions of this property are within a 100 Year Flood Plain as shown on the National Flood Insurance Program's "Flood Insurance Rate Map". Any Development of this property must conform to the Bernalillo County Flood Damage Prevention Ordinance. The property may be subject to the Flood Insurance Requirements of the Federal Emergency Management Agency (FEMA). Flood Insurance is likely to be required for Development of these properties." Said portions are subject to pending LOMR.

FREE CONSENT AND DEDICATION:

The Subdivision shown hereon is with the Free Consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s); said Owner(s) and/or Proprietor(s) warrant that they hold among them Complete and Indefeasible Title in Fee Simple to the land subdivided; said Owner(s) and/or Proprietor(s) do hereby dedicate all Streets, Alleys and Public Rights-of-Way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant: All Access, Utility and Drainage Easements shown hereon including the Right to Construct, Operate, Inspect and Maintain Facilities therein; all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for Overhead and/or Buried Distribution Lines, Conduits, and Pipes for Underground and/or Overhead Utilities where shown or indicated, and including the Right of Ingress and Egress for Construction and Maintenance and the Right to trim interfering trees and shrubs; said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this Subdivision is their Free Act and Deed.

GENERAL NOTES:

1. ALBUQUERQUE CONTROL STATION "8-C10" DATA:

   3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP
   NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
   X = 361,860.83
   Y = 1,521,478.37
   ELEV. = 5390.130 (SLD 1929)
   GROUND TO GRID FACTOR = 0.9996640
   DELTA ALPHA = -00°15'59"
   NAD 1927

2. ALBUQUERQUE CONTROL STATION "ACS SC 15|14" DATA:
   22|23

   2-1/2" USGLO BRASS TABLET STAMPED "T11N, R2E, S15, S14, S22, S23, 1911" RIVETED TO A 2" IRON PIPE SET IN CONC. PROJECT 1 FT. ABOVE THE GROUND
   NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
   X = 362,716.29
   Y = 1,519,036.59
   GROUND TO GRID FACTOR = 0.9996676
   DELTA ALPHA = -00°15'53"
   NAD 1927

3. FIELD SURVEY WAS PERFORMED ON MAY 2004.

4. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE). BASED ON A LINE FROM "8-C10" TO "ACS 15-23"
   BEARING = S.19°19'20"E.

5. ALL DISTANCES ARE GROUND DISTANCES.

6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD BEARINGS AND DISTANCES.

7. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

8. STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL STREET PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN THUS: Δ ,AND WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE MONUMENTATION, DO NOT DISTURB, PS#14733."

9. CORNERS IDENTIFIED AS "SET" ARE 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733" AND SHOWN AS —⊟— UNLESS OTHERWISE INDICATED.

10. ALL COMMON AREA TRACTS "A", "B", "C" AND "D" WILL BE MAINTAINED BY THE "VISTA VIEJA HOMEOWNER'S ASSOCIATION."

DISCLOSURE STATEMENT:

The purpose of this plat is to subdivide Tract 1 of VISTA VIEJA BULK SUBDIVISION PLAT, within Section 21, Township 11 North, Range 2 East, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 21, 2005, in Plat Book 2005C, Folio 122 into 142 Lots and 4 Parcels, grant easements and dedicate Rights of Way.

FLOOD NOTE: Limits of FEMA Floodplain - Until such time that the LOMR is issued by FEMA to remove the floodplain, this area and any future lots that develop in this area, flood insurance may be required by the mortgage company.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
UNIFORM PROPERTY CODE: 10030833970944011 4

PROPERTY OWNER OF RECORD: VISTA VIEJA INVESTMENTS, LLC

BERNALILLO COUNTY TREASURES OFFICE: Frances Rivera 10/4/05

Owner/Proprietor of VISTA VIEJA SUBDIVISION UNIT ONE

BY: Robt Sahd
ROBERT SAHD, MANAGING MEMBER VISTA VIEJA INVESTMENTS, LLC

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

This instrument was acknowledged before me on this 19th day of September, 2005.

BY: Robert Sahd For and on Behalf of

Notary Public: Barbara E. Rubio

My Commission Expires: February 7 2009

OFFICIAL SEAL
Barbara E. Rubio
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 2/7/09

APPROVALS:

CITY SURVEYOR, ALBUQUERQUE, NM — DATE 9/21/05

TRAFFIC ENGINEERING, ALBUQUERQUE, NM — DATE 10-6-05

PARKS & RECREATION, ALBUQUERQUE, NM — DATE 10/5/05

UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM — DATE 10/5/05

REAL PROPERTY DIVISION, ALBUQUERQUE, NM — DATE —

A.M.A.F.C.A. — DATE 10/5/05

CITY ENGINEER, ALBUQUERQUE, NM — DATE 10/5/05

DRB CHAIRPERSON, PLANNING DEPARTMENT — DATE 10/06/05

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

UTILITY COMPANY APPROVALS:

Public Utility Easements shown on this Plat are NOT EXCLUSIVE and are granted for the Common and Joint Use of the Utilities designated on this Plat, their Successors and Assigns, and for the use of any other Public Utilities whose use of said Easement is deemed to be in the Public Interest.

PNM GAS & ELECTRIC SERVICES DISCLAIMER:

In approving this Plat, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) did not conduct a Title Search of the Properties shown hereon, consequently, PNM does not waive nor release any Easement or Easement Rights which may have been granted by prior Plat, Replat, or Other Document which are not shown on this Plat.

PNM ELECTRIC SERVICES — DATE 9-22-05

PNM GAS SERVICES — DATE 9-27-05

COMCAST DIGITAL CABLE — DATE 9.27.05

RSI, LLC — DATE 9/26/05

RSI, LLC. for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services including but not limited to above ground pedestals, below ground cabinet infrastructure and enclosures.

SURVEYOR'S CERTIFICATION:

I, Christopher S. Croshaw, a duly Registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this Plat was prepared by me or under my direct supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, shows all Easements made known to me by the Owner(s), Utility Companies or other parties expressing an interest, is correct and true to the best of my belief and knowledge and that this Survey and Plat meet the Minimum Standards for Surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors effective October 1, 2000.

CHRISTOPHER S. CROSHAW
N.M.P.L.S. #14733

20 September 2005
DATE

NEW MEXICO 14733 REGISTERED PROFESSIONAL SURVEYOR

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

WCEA PROJ. NO. X3-218-078

PLAT OF
VISTA VIEJA SUBDIVISION UNIT ONE

VISTA VIEJA SUBDIVISION
WITHIN SECTION 21, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2005

EASEMENT KEY:

- Ⓐ 25' PUBLIC WATER AND SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY) AFFECTS COMMON AREA TRACT "B."
- Ⓑ 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- Ⓒ EXISTING 100' OVERHEAD POWERLINE EASEMENT (PER PLATS: D3-175, D4-100 & D4-101)
- Ⓓ BLANKET PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT) AFFECTS COMMON AREA TRACT "D."
- Ⓔ 25' STORM DRAIN EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT)
- Ⓕ BLANKET STORM DRAIN EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT) AFFECTS COMMON AREA TRACT "D."
- Ⓖ PUBLIC ACCESS EASEMENT (GRANTED BY THIS PLAT) AFFECTS COMMON AREA TRACTS "A" AND "D."

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

ACS CONTROL STATION "B-C10" (SEE NOTE 1 ON SHEET 1)
N35°28'50"E 7,654.19' (TIE)

TRACT 2 BULK LAND PLAT VISTA VIEJA SUBDIVISION BOOK 2005-C, PAGE 122

TRACT 4 BULK LAND PLAT VISTA VIEJA SUBDIVISION BOOK 2005-C, PAGE 122

TRACT 2 BULK LAND PLAT VISTA VIEJA SUBDIVISION BOOK 2005-C, PAGE 122

TRACT 4 BULK LAND PLAT VISTA VIEJA SUBDIVISION BOOK 2005-C, PAGE 122

GO WEST! ROAD N.W.
TERRA VIEJA STREET N.W.
LAVA ROCK DRIVE N.W.
OLD MESA DRIVE N.W.
VISTA DEL SOL DRIVE N.W.
HAWK EYE ROAD N.W.
WILD DUNES AVENUE N.W.
BREEZY POINT ROAD N.W.
VISTA ANTIGUA DRIVE N.W.
VISTA TOP ROAD N.W.
PETROS AVENUE N.W.
VISTA VIEJA AVENUE N.W.
MOLTEN ROCK ROAD N.W.
UNIT 24
UNIT 25
COMMON AREA TRACT "A"
COMMON AREA TRACT "D"

N90°00'00"E 261.21'
S90°00'00"E 486.52'
N00°00'00"W 238.66'
S00°16'56"W 327.00'
N89°54'55"W 1402.01'
N89°54'55"W 1325.84'
N00°23'54"E 1325.84'
S00°23'54"W 1325.15'
N00°23'54"E 1325.15'
S19°19'20"E 256.28' (BASIS OF BEARING)

R=984.93'
L=345.50'
Δ=20°05'54"
T=174.54'
CB=S10°20'02"W
CH=343.73'

FND. REBAR W/CAP STAMPED "LS 1817"
FND. REBAR W/CAP STAMPED "LS 4071"
FND. REBAR W/CAP STAMPED "LS 4071"

ACS CONTROL STATION "B-C10" (SEE NOTE 1 ON SHEET 1)
ACS CONTROL STATION "SC 15-23" (SEE NOTE 2 ON SHEET 1)

UNSER CLIFFS SUBDIVISION FILED: 08-12-2004 BOOK 2004C, PG 238

7' PUBLIC UTILITY EASEMENT FILED: 08-12-2004 BK-2004C, PG 238

7' UNDERGROUND ELECTRIC EASEMENT FILED: 08-12-2004 BK-2004C, PG 238

FLOOD PLAIN "ZONE A" MAP NO. 35001C0110D DATED: 9/20/1996

LONA

CITY OF ALBUQUERQUE BOCA NEGRA PARK OPEN SPACE

FND. 1/2 REBAR

FND. 1/2 REBAR SPIKE

REQUESTED VACATION

NOTE:

PARCEL AREA LISTING, CURVE AND LINE TABLES SHOWN ON SHEET 3 OF 3.

LEGEND:

LONA LIMITS OF NO ACCESS

▲ SET CITY OF ALBUQUERQUE ⊄ MONUMENT STAMPED "PS 14733".

⊸ SET 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733".

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

VISTAVIEJA UNIT I
PLAT

PLAT OF
VISTA VIEJA SUBDIVISION UNIT ONE

VISTA VIEJA SUBDIVISION
WITHIN SECTION 21, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2005

2005148796
Page: 3 of 3
10/06/2005 04:04P
Mary Herrera Bern. Co. PLAT R 17.00 Bk-2005C Pg-326

CURVE TABLE

Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length(ft.)
C16	38.43	25.00	83°28'28"	22.31	N48°15'16"E	33.29
C17	13.70	369.00	2°07'40"	6.85	N08°38'28"E	13.70
C18	39.27	25.00	90°00'00"	25.00	N45°00'00"E	35.36
C19	39.27	25.00	90°00'00"	25.00	N45°00'00"W	35.36
C20	44.47	25.00	101°55'25"	30.83	N80°32'18"E	38.84
C21	41.54	25.00	95°12'44"	27.38	N21°12'40"W	36.83
C22	36.58	25.00	83°50'19"	22.45	N68°18'52"E	33.40
C23	302.84	890.00	19°29'45"	152.90	N79°30'54"W	301.39
C24	37.83	25.00	86°41'50"	23.60	S45°54'49"E	34.32
C25	40.59	25.00	93°01'46"	26.36	N49°04'47"W	34.51
C27	40.76	25.00	93°24'57"	26.54	N49°16'22"E	36.39
C56	38.00	25.00	87°06'13"	23.76	N40°58'42"E	34.45
C57	38.09	25.00	87°17'19"	23.84	N41°04'46"E	34.51

CURVE TABLE

Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length(ft.)
C100	48.09	867.00	3°10'40"	24.05	S86°08'28"W	48.08
C101	383.27	867.00	25°19'43"	194.82	N79°35'20"W	380.16
C102	423.30	867.00	27°58'27"	215.96	N52°56'15"W	419.11
C103	48.13	606.00	4°33'28"	24.08	S86°35'35"W	48.11
C104	514.37	605.00	48°42'48"	273.89	N64°48'19"W	499.02
C105	393.06	440.00	51°10'56"	210.73	N68°02'24"W	380.11
C106	452.92	300.00	86°30'07"	282.22	S85°41'59"E	411.12
C107	321.01	350.00	52°32'59"	172.79	S63°28'13"E	309.87
C108	203.85	135.00	86°30'07"	127.00	S85°41'59"E	185.00
C109	267.29	300.00	51°02'58"	143.25	N25°31'29"E	258.54
C110	117.81	75.00	90°00'00"	75.00	N08°02'58"E	106.07
C111	84.84	100.00	48°36'36"	45.16	N24°18'18"E	82.32
C112	63.10	100.00	36°09'12"	32.64	N18°04'36"E	62.06
C113	106.86	600.00	10°12'16"	53.57	S05°06'08"W	106.72
C114	20.37	394.00	2°57'45"	10.19	N08°43'24"E	20.37
C115	46.07	100.00	26°23'42"	23.45	N13°11'51"E	45.66
C116	58.90	75.00	45°00'00"	31.07	N18°27'02"W	57.40
C117	58.90	75.00	45°00'00"	31.07	N26°32'58"E	57.40
C118	20.02	100.00	11°28'08"	10.04	N05°44'04"E	19.98
C119	64.82	100.00	37°08'26"	33.60	N30°02'22"E	63.69
C120	23.00	440.00	2°59'44"	11.50	S87°32'00"W	23.00
C121	370.05	440.00	48°11'13"	196.76	N66°32'32"W	359.24
C122	244.86	605.00	23°12'05"	124.20	N79°33'41"W	243.32
C123	269.30	605.00	25°30'43"	136.96	N65°12'17"W	267.17
C124	49.29	1129.00	2°30'04"	24.65	N87°24'16"W	49.29
C125	536.03	1129.00	27°12'11"	273.17	N52°33'08"W	531.01
C126	242.50	1129.00	12°18'25"	121.72	N60°00'01"W	242.04
C127	293.53	1129.00	14°53'46"	147.60	N48°23'55"W	292.70

LINE TABLE

Line	Length(ft.)	Bearing
L8	100.82	S89°36'13"E
L9	51.14	N89°07'30"E
L10	63.97	N10°12'16"E
L11	31.00	S00°00'00"E
L12	46.00	N90°00'00"E
L13	46.90	N00°09'00"E
L14	46.42	N29°05'12"E
L15	46.00	N46°03'08"E
L16	46.25	N00°32'18"E
L17	48.30	N00°51'08"E
L18	12.86	N04°47'18"E
L100	23.97	S40°01'19"W
L101	38.57	N90°00'00"W
L102	6.95	N49°58'41"W
L103	24.98	S56°13'13"E
L104	36.33	N90°00'00"E
L105	14.03	N82°00'29"W
L108	25.00	S86°42'30"E
L109	10.00	N89°58'16"W
L110	36.24	S89°42'31"E
L111	36.24	S89°42'31"E
L112	48.90	S89°42'42"E
L113	42.41	N48°38'38"E

CURVE TABLE

Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length(ft.)
C200	45.94	163.00	16°08'52"	23.12	N40°38'05"E	45.79
C201	45.94	163.00	16°08'51"	23.12	N24°49'14"E	45.79
C202	45.78	163.00	16°05'34"	23.04	N08°42'01"E	45.63
C203	1.86	163.00	0°39'14"	0.93	N00°19'37"E	1.86
C204	56.82	45.00	72°20'54"	32.90	N28°10'36"W	53.12
C205	46.90	45.00	59°42'43"	25.83	N37°50'52"E	44.80
C206	40.96	123.00	18°53'21"	20.46	N09°26'40"E	40.37
C207	36.07	25.00	82°39'48"	21.96	N22°26'33"W	33.02
C208	51.22	1152.00	2°32'51"	25.61	N82°30'01"W	51.22
C209	59.44	1152.00	2°57'22"	29.72	N59°44'55"W	59.43
C210	41.95	1152.00	2°05'11"	20.98	N57°13'38"W	41.95
C211	38.25	25.00	87°39'45"	24.00	S79°59'04"W	34.63
C212	36.14	77.00	26°53'32"	18.41	S22°42'26"W	35.81
C213	12.45	77.00	9°15'40"	6.24	S04°37'50"W	12.43
C214	39.22	25.00	89°52'39"	24.95	N71°20'12"E	35.32
C215	48.99	1106.00	2°32'17"	24.50	S82°27'10"E	48.99
C216	70.98	1106.00	3°40'37"	35.50	S58°20'43"E	70.97
C217	70.98	1106.00	3°40'38"	35.50	S55°40'06"E	70.97
C218	70.98	1106.00	3°40'37"	35.50	S51°59'28"E	70.97
C219	70.98	1106.00	3°40'38"	35.50	S48°18'51"E	70.97
C220	70.98	1106.00	3°40'37"	35.50	S44°38'14"E	70.97
C221	71.26	1106.00	3°41'29"	35.64	S40°57'10"E	71.24
C222	3.02	1106.00	0°09'24"	1.51	S39°01'44"E	3.02
C223	75.53	268.00	16°08'52"	38.02	S40°58'08"W	75.28
C224	75.53	268.00	16°08'51"	38.02	S24°49'14"W	75.28
C225	76.47	268.00	16°20'56"	38.50	N08°34'20"E	76.21
C226	1.86	268.00	0°23'52"	0.93	S00°11'56"W	1.86
C227	17.14	332.00	2°57'29"	8.57	N01°28'45"E	17.14
C228	50.46	332.00	8°42'29"	25.28	N07°18'44"E	50.41
C229	48.44	332.00	8°21'48"	24.27	N15°50'51"E	48.42
C230	38.25	25.00	87°39'46"	24.00	N07°40'41"W	34.63
C231	41.61	1152.00	2°04'09"	20.80	N50°28'30"W	41.60
C232	50.00	1152.00	2°29'13"	25.01	N48°11'48"W	50.00
C233	50.00	1152.00	2°29'13"	25.01	N45°42'35"W	50.00
C234	50.01	1152.00	2°29'14"	25.01	N43°13'22"W	50.00
C235	41.60	1152.00	2°04'09"	20.80	N40°56'41"W	41.60
C236	39.92	25.00	91°29'48"	25.65	N05°39'00"W	35.81
C237	65.33	77.00	48°36'34"	34.77	S24°18'15"E	63.39
C238	39.33	25.00	90°08'17"	25.06	N18°40'27"W	35.40
C239	40.83	880.00	2°37'43"	20.42	N62°28'43"W	40.83
C240	58.69	880.00	3°49'42"	29.36	N59°13'31"W	58.68
C241	58.69	880.00	3°49'43"	29.36	N55°26'48"W	58.68
C242	58.69	880.00	3°49'42"	29.36	N51°40'06"W	58.68
C243	58.69	880.00	3°49'42"	29.36	N47°53'24"W	58.68
C244	58.69	880.00	3°49'43"	29.36	N44°06'41"W	58.68
C245	50.82	890.00	3°16'18"	25.42	N40°35'11"W	50.81
C246	69.39	998.00	3°58'59"	34.70	N63°10'32"W	69.37
C247	64.05	998.00	3°40'37"	32.04	N58°20'43"W	64.04
C248	64.05	998.00	3°40'38"	32.04	N55°40'06"W	64.04
C249	64.05	998.00	3°40'37"	32.04	N51°59'28"W	64.04
C250	64.05	998.00	3°40'38"	32.04	N48°18'51"W	64.04
C251	64.05	998.00	3°40'37"	32.04	N44°38'14"W	64.04
C252	64.00	998.00	3°40'28"	32.01	N40°57'41"W	63.99
C253	3.02	998.00	0°10'25"	1.51	N39°02'14"W	3.02
C254	70.58	998.00	4°03'09"	35.31	S43°39'27"E	70.56
C255	65.81	998.00	3°46'42"	32.92	S59°13'31"E	65.80
C256	65.82	998.00	3°46'43"	32.92	S55°26'48"E	65.80
C257	65.81	998.00	3°46'42"	32.92	S51°40'06"E	65.80
C258	65.81	998.00	3°46'42"	32.92	S47°53'24"E	65.80
C259	65.82	998.00	3°46'43"	32.92	S44°06'41"E	65.80
C260	56.98	998.00	3°16'18"	28.50	S40°35'11"E	56.96
C261	61.36	582.00	6°02'26"	30.71	S83°04'11"E	61.33
C262	76.64	582.00	7°32'40"	38.37	S76°16'38"E	76.58
C263	76.64	582.00	7°32'40"	38.37	S68°43'58"E	76.58
C264	76.64	582.00	7°32'40"	38.37	S61°11'18"E	76.58
C265	76.63	582.00	7°32'39"	38.37	S53°38'38"E	76.58
C266	75.40	582.00	7°25'23"	37.75	S46°09'37"E	75.35
C267	363.31	406.00	51°16'18"	194.83	N88°05'05"W	351.31
C268	38.00	844.00	2°34'51"	19.50	S87°33'03"E	38.00
C269	56.49	844.00	3°50'05"	28.25	S84°18'38"E	56.48
C270	56.53	844.00	3°50'15"	28.28	S80°28'24"E	56.52
C271	67.89	844.00	4°36'32"	33.98	S76°15'01"E	67.87
C272	50.88	844.00	3°27'14"	25.45	S72°13'08"E	50.87
C273	45.12	844.00	3°03'47"	22.57	S68°13'39"E	45.12
C274	68.04	844.00	4°37'09"	34.04	S58°23'12"E	68.02
C275	68.06	844.00	4°37'11"	34.06	S53°46'02"E	68.04
C276	68.07	844.00	4°37'15"	34.06	S49°08'49"E	68.06
C277	68.06	844.00	4°37'14"	34.05	S44°31'35"E	68.05
C278	48.10	844.00	3°15'55"	24.06	S40°35'00"E	48.10
C279	81.68	52.00	90°00'00"	52.00	S06°02'58"E	73.54
C280	42.10	25.00	96°28'30"	28.00	N45°40'21"E	37.30

CURVE TABLE

Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length(ft.)
C281	27.61	123.00	12°51'42"	13.86	N28°43'21"E	27.55
C282	50.00	123.00	23°17'30"	25.35	N11°38'45"E	49.66
C283	53.80	35.00	88°12'41"	33.92	S06°56'37"W	48.72
C284	39.27	25.00	90°00'00"	25.00	S45°00'00"E	35.36
C285	27.38	25.00	62°41'35"	15.23	N88°38'03"E	26.01
C286	43.72	474.00	5°17'03"	21.87	N82°41'29"W	43.70
C287	62.41	474.00	7°32'40"	31.25	N78°16'38"W	62.37
C288	62.41	474.00	7°32'40"	31.25	N68°43'58"W	62.37
C289	36.11	25.00	82°46'07"	22.03	N43°58'37"W	33.06
C290	62.41	474.00	7°32'40"	31.25	N61°11'18"W	62.37
C291	62.41	474.00	7°32'39"	31.25	N53°38'38"W	62.37
C292	61.41	474.00	7°25'23"	30.75	N46°09'37"W	61.37
C293	89.18	266.00	19°12'38"	45.01	N52°02'14"W	88.77
C294	90.09	266.00	19°24'21"	45.48	N71°21'43"W	89.66
C295	90.09	266.00	19°24'21"	45.48	S89°13'37"W	89.66
C296	90.09	266.00	19°24'21"	45.48	S69°49'36"W	89.66
C297	42.13	266.00	9°04'27"	21.11	S55°35'12"W	42.09
C298	187.85	112.00	96°32'06"	104.20	N86°00'30"W	152.58
C299	39.27	25.00	90°00'00"	25.00	N83°57'02"W	35.36
C300	39.20	25.00	89°50'45"	24.93	N71°19'04"E	35.31
C301	42.27	25.00	96°53'13"	28.20	S22°02'54"E	37.42
C302	35.66	25.00	81°43'41"	21.63	S67°15'32"W	32.71
C303	45.29	25.00	103°48'20"	28.73	S18°20'28"E	40.82
C304	36.96	25.00	84°28'48"	22.70	N44°38'18"W	33.61
C305	51.56	628.00	4°42'14"	25.79	N84°41'35"W	51.54
C306	63.02	628.00	5°44'58"	31.54	N79°27'58"W	62.99
C307	51.87	628.00	4°43'57"	25.65	N74°14'03"W	51.86
C308	40.88	25.00	93°41'26"	26.66	N44°35'49"E	36.48
C309	53.36	743.00	4°06'51"	26.69	N87°35'26"W	53.34
C310	49.00	743.00	3°46'44"	24.51	N83°38'39"W	49.00
C311	49.01	743.00	3°46'45"	24.51	N79°51'54"W	49.00
C312	58.81	743.00	4°32'06"	29.42	N75°42'29"W	58.79
C313	58.50	743.00	4°30'40"	29.26	N71°11'06"W	58.48
C314	504.25	334.00	86°30'07"	314.21	S85°41'59"E	457.71
C315	56.07	35.00	91°47'19"	36.11	N83°05'25"W	50.26
C316	179.75	332.00	31°01'14"	92.14	N35°32'21"E	177.56
C317	360.43	393.00	52°32'49"	194.01	S63°28'07"E	347.93
C318	284.03	307.00	53°00'33"	153.10	S83°12'19"E	274.01
C319	94.75	743.00	7°18'24"	47.44	S85°59'40"E	94.69
C320	74.56	743.00	5°44'58"	37.31	S79°27'59"E	74.53
C321	99.36	743.00	7°39'43"	49.75	S72°45'38"E	99.28
C322	38.84	628.00	3°32'36"	19.43	N61°15'35"W	38.84
C323	63.02	628.00	5°44'59"	31.54	N56°34'02"W	62.99
C324	63.02	628.00	5°44'59"	31.54	N50°49'03"W	62.99
C325	60.22	628.00	5°29'39"	30.13	N45°11'45"W	60.19
C326	16.12	625.00	1°28'40"	8.06	S09°27'58"W	16.12
C327	50.33	625.00	4°36'50"	25.18	S08°25'11"W	50.32
C328	44.86	625.00	4°06'45"	22.44	S02°03'23"W	44.85
C329	32.02	575.00	3°11'26"	16.01	N08°36'33"E	32.02
C330	61.84	575.00	6°09'42"	30.95	N03°55'09"E	61.81
C331	8.56	575.00	0°51'09"	4.28	N00°25'34"E	8.55
C332	39.27	25.00	90°00'00"	25.00	S45°00'00"W	35.36
C333	39.27	25.00	90°00'00"	25.00	N45°00'00"W	35.36
C334	13.91	123.00	6°28'42"	6.96	N30°32'26"E	13.90
C335	31.84	123.00	14°49'49"	16.01	N41°11'41"E	31.76
C336	52.97	158.00	19°12'38"	26.74	S52°03'14"E	52.73
C337	53.51	158.00	19°24'21"	27.02	S71°21'43"E	53.26
C338	53.51	158.00	19°24'21"	27.02	N89°13'57"E	53.26
C339	53.51	158.00	19°24'21"	27.02	N69°49'36"E	53.26
C340	25.02	158.00	9°04'27"	12.54	N55°35'12"E	25.00
C341	39.03	700.00	3°11'40"	19.52	S08°38'26"W	39.02
C342	50.23	700.00	4°06'40"	25.12	S04°57'16"W	50.21
C343	35.42	700.00	2°53'56"	17.71	S01°28'58"W	35.41
C344	64.26	743.00	4°57'19"	32.15	N82°33'50"W	64.24
C345	58.81	743.00	4°32'06"	29.42	N58°09'08"W	58.79
C346	58.81	743.00	4°32'05"	29.42	N53°37'03"W	58.79
C347	58.81	743.00	4°32'09"	29.42	N49°04'58"W	58.79
C348	56.62	743.00	4°21'59"	28.33	N44°37'55"W	56.61
C349	76.94	743.00	5°55'58"	38.50	N62°24'31"W	76.90
C350	74.56	743.00	5°44'59"	37.31	S58°34'02"E	74.53
C351	74.56	743.00	5°44'59"	37.31	S50°49'03"E	74.53
C352	71.24	743.00	5°29'36"	35.66	S45°11'45"E	71.22
C353	39.27	25.00	90°00'00"	25.00	S06°02'58"W	35.36
C354	11.09	25.00	25°24'21"	5.64	N51°38'13"W	10.99
C355	11.09	25.00	25°24'21"	5.64	N63°45'08"E	10.99
C356	6.87	45.00	8°45'05"	3.44	N72°04'46"E	6.87
C357	68.42	527.00	7°26'21"	34.26	S06°29'06"W	68.38
C358	27.03	419.00	3°41'44"	13.52	N08°21'24"E	27.02
C359	124.67	700.00	10°12'16"	62.50	S05°06'08"W	124.51
C360	39.27	25.00	90°00'00"	25.00	N45°00'00"E	35.36
C361	39.27	25.00	90°00'00"	25.00	S45°00'00"E	35.36
C362	38.28	24.37	90°00'00"	24.37	S45°00'00"E	34.46
C363	38.28	24.37	90°00'00"	24.37	N45°00'00"E	34.46
C364	38.21	25.00	87°33'38"	23.96	N04°49'47"E	34.60
C365	138.52	163.00	48°42'31"	74.36	S24°31'16"W	136.30
C366	9.39	264.00	02°00'27"	4.70	S50°02'45"W	9.39
C367	1.24	112.00	00°38'00"	0.62	N42°45'54"W	1.24

AREA TABLE

Lot	Sq.Ft.	Acres
1	5,806	0.1333
2	5,400	0.1240
3	5,400	0.1240
4	5,400	0.1240
5	5,400	0.1240
6	7,755	0.1780
7	6,533	0.1500
8	7,196	0.1652
9	8,174	0.1877
10	5,361	0.1231
11	6,433	0.1477
12	6,433	0.1477
13	5,762	0.1323

AREA TABLE

Lot	Sq.Ft.	Acres
14	5,775	0.1326
15	5,250	0.1205
16	5,250	0.1205
17	5,250	0.1205
18	5,250	0.1205
19	6,300	0.1446
20	10,181	0.2337
21	7,182	0.1649
22	5,528	0.1269
23	5,542	0.1272
24	5,542	0.1272
25	7,750	0.1779
26	8,585	0.1971
27	6,300	0.1446
28	6,300	0.1446
29	5,250	0.1205
30	5,250	0.1205
31	5,250	0.1205
32	5,250	0.1205
33	5,250	0.1205
34	5,648	0.1296

AREA TABLE

Lot	Sq.Ft.	Acres
35	5,648	0.1296
36	5,250	0.1205
37	5,250	0.1205
38	5,250	0.1205
39	5,250	0.1205
40	5,250	0.1205
41	5,250	0.1205
42	6,300	0.1446
43	6,300	0.1446
44	7,216	0.1657
45	7,216	0.1657
46	6,300	0.1446
47	6,300	0.1446
48	5,250	0.1205
49	5,250	0.1205
50	5,250	0.1205
51	5,250	0.1205
52	5,274	0.1211
53	5,454	0.1252
54	6,435	0.1477

AREA TABLE

Lot	Sq.Ft.	Acres
55	6,250	0.1435
56	5,400	0.1240
57	5,400	0.1240
58	5,735	0.1317
59	6,054	0.1390
60	6,323	0.1452
61	6,397	0.1469
62	6,397	0.1469
63	6,397	0.1469
64	5,331	0.1224
65	5,331	0.1224
66	5,328	0.1223
67	5,315	0.1220
68	5,302	0.1217
69	5,290	0.1214
70	5,279	0.1212
71	5,414	0.1243
72	5,903	0.1355

AREA TABLE

Lot	Sq.Ft.	Acres
73	6,691	0.1536
74	8,383	0.1924
75	5,782	0.1327
76	5,250	0.1205
77	9,076	0.2084
78	6,300	0.1446
79	6,416	0.1473
80	6,377	0.1464
81	6,377	0.1464
82	5,876	0.1349
83	6,968	0.1600
84	7,020	0.1612
85	7,020	0.1612
86	7,070	0.1623
87	7,755	0.1780
88	7,755	0.1780
89	7,755	0.1780
90	7,742	0.1777
91	7,020	0.1612
92	7,020	0.1612
93	7,501	0.1722
94	7,509	0.1724
95	7,509	0.1724
96	7,509	0.1724
97	7,509	0.1724
98	8,098	0.1859

AREA TABLE

Lot	Sq.Ft.	Acres
99	9,826	0.2256
100	7,911	0.1816
101	9,606	0.2205
102	6,466	0.1484
103	5,900	0.1354
104	5,931	0.1362
105	7,155	0.1642
106	7,631	0.1752

AREA TABLE

Lot	Sq.Ft.	Acres
107	7,540	0.1731
108	7,262	0.1667
109	7,275	0.1670
110	7,283	0.1672
111	7,284	0.1672
112	7,103	0.1631
113	6,713	0.1541
114	6,693	0.1537
115	6,805	0.1562
116	9,299	0.2135
117	7,357	0.1689
118	7,475	0.1716
119	7,892	0.1812
120	7,911	0.1816
121	7,911	0.1816
122	8,184	0.1879

AREA TABLE

Lot	Sq.Ft.	Acres
123	7,084	0.1626
124	7,020	0.1612
125	6,480	0.1488
126	6,691	0.1536
127	6,723	0.1543
128	6,723	0.1543
129	6,723	0.1543
130	6,723	0.1543
131	6,723	0.1543
132	7,232	0.1660
133	7,608	0.1747
134	7,292	0.1674
135	7,292	0.1674
136	7,292	0.1674
137	7,292	0.1674
138	7,292	0.1674
139	7,304	0.1677
140	7,020	0.1612
141	7,020	0.1612
142	7,293	0.1674

EASEMENT LINE TABLE

EL1	22.63'	N00°17'29"E
EL2	13.00'	S82°16'30"W
EL3	22.00'	N27°43'30"W
EL4	15.00'	S82°16'30"W
EL5	48.88'	S27°43'30"E

EASEMENT CURVE TABLE

Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length(ft.)
EC1	60.06	383.00	8°45'24"	30.09	S85°19'50"E	60.00

COMMON AREA AREA TABLE

PARCEL A	91,075 sq.ft.	2.0908 Ac.
PARCEL B	15,922 sq.ft.	0.3655 Ac.
PARCEL C	19,112 sq.ft.	0.4387 Ac.
PARCEL D	208,107 sq.ft.	4.7774 Ac.

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

SHEET 3 OF 3
WCEA PROJ. NO. X3-218-078

"Susco, Kristine I." <Kristine.Susco@wilsonco.com>

01/23/2007 08:33 AM

To <smatson@cabq.gov>

cc

bcc

Subject La Cuentista Subdvision - Notification

Sheran-

Here is the additional info.

06DRB-01784 Hearing date 01-17-07 (deferred to 01-24-07) MJR PP approval No recognized – see attached 3.pdf

Sheran-

The attached .pdf is the 'chronology' exhibit I put together for the Chapman appeal. It clearly indicates notification for various case # through the PP approval of Decision Notice dated 1-14-04 for Unit I.

That was what Chapman tried to appeal.

02DRB-01783 thru 01785 and 03DRB-01725 thru 10728 are probably the most pertinent to Calle Nortena – the 02 actions vacated the ROW, while the 03 action was the plat instrument for the vacations.

The following is the chronology since that date.

04DRB-01880 thru 01881 Notification Required	Hearing date 12-15-04	MJR Amend PP Unit 1, Infralist SW Deferral	No
05DRB-01829 Notification Required	Hearing date 12-14-05	Minor Ext PP Unit 1 (Ex to 4-30-06)	No
06DRB-00555 Notification Required	Hearing date 4-26-06	Minor Ext PP Unit 1	No
06DRB-01180 Notification Required	Hearing date 8-23-06	Final Plat Unit 1	No
06DRB-01224 Notification Required	Hearing date 9-06-06	Minor PP/F Unit 1A	No
06DRB-01356 No Recognized NA – See attached Neighbor.pdf	Hearing date 10-11-06	Vacation Request – Blanket Open Space Drainage, erroneously created w/06DRB-01224	

Let me know if you need anything else.

Kristine Susco
4900 Lang Ave NE
Albuquerque, NM 87109
Phone: (505)348-4191 Direct
Fax: (505) 348-4072

WILSON
&COMPANY
ENGINEERS & ARCHITECTS

2.pdf 1.pdf 3.pdf

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

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

September 14, 2006

Planning Department
One Stop Shop Division
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **September 14, 2006:**

CONTACT NAME: JENNIFER WHITEY

COMPANY OR AGENCY: WILSON AND COMPANY
4900 LANG AVENUE NE/87109
PHONE: 348-4185/FAX: 348-4000

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **LA CUENTISTA, UNIT 1A, LOCATED ON ROSA PARKS ROAD NW BETWEEN ROSA PARKS ROAD NW AND URRACA AND AZUCENA NW** zone map **C-10.**

Our records indicate that as of September 14, 2006, there were no Recognized Neighborhood Associations in this area.

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 J. Winklepleck

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

planningnrnaform(10/08/05)

La Cuentisa - Chronology 02-23-04

DATE	FILE #	NA CNTCTD	TYPE	DESCRIPTION	COMMENTS
3-Feb-98	DRB 97-78 **V-97-116** SV-98-6	Paradise Hills	Official Notice	Vacation, SWV & PP Approved (Exhibit Sheet 8 of 11, PP)	No Direct Access to Unser
15-Dec-98	DRB 97-78 **V-98-106**	Paradise Hills, Taylor Ranch	Official Notice	Extension PP, Vacation	
15-Dec-99	DRB 97-78 **V-99-116**	Paradise Hills, Taylor Ranch, Volcano Cliffs	Official Notice	Extension PP, Vacation	
13-Dec-00	#1000922 **00410-01606** 00440-01608	Paradise Hills, Taylor Ranch	Official Notice	Vacation, Extension PP	
19-Dec-01	#1000922 **01400-01691** 01500-01692	Paradise Hills, Taylor Ranch, Volcano Cliffs	Official Notice	Vacation, Extension PP	
18-Dec-02	#1000922 **02DRB-01783** 02DRB-01784 02DRB-01785	Paradise Hills, Taylor Ranch, Volcano Cliffs	Official Notice	Vacation RW, Vacation Public Easements, Extension PP	WCI Nov 2002 Vacation Exhibit
11-Nov-03	#1000922 **03DRB-01725** 03DRB-01726 03DRB-01727 03DRB-01728	Paradise Hills	Official Notice	BLV, Vacation RW, Vacation Public Easements, PF	WCI Oct 2003 Vacation Exhibit; Final Plat filed 12-9-03; Correction filed 1-7-2004
10-Dec-03	#1000922 03DRB-01953 03DRB-01954	Paradise Hills	Official Notice	PP, Tmp Defferal SDWK	

ALBUQUERQUE
Making History

City of Albuquerque

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

Date: December 11, 06

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on 12-11-06 (date)

TO CONTACT NAME: Jennifer Whitley
COMPANY/AGENCY: Wilson & Company
ADDRESS/ZIP: 4900 Lang Ave. NE 87109
PHONE/FAX #: 348-4000 (FAX - 348-4055)

Contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tract C Correction Plat of Bulk land Plat La Cuentista - Tract C located on Rosa Parks Rd NW Between Alameda Rd NW and Rosa Parks Rd. NW zone map page(s) C-10 - C-11.

Our records indicate that as of 12-11-06 (date), there were **no Recognized Neighborhood Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L Cairnora
OFFICE OF NEIGHBORHOOD COORDINATION

planning.norecognized.na.form(07/04)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z	
		SUBDIVISION
		X Major Subdivision action
		___ Minor Subdivision action
		___ Vacation
V		___ Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN
		___ for Subdivision Purposes
		___ for Building Permit
		___ IP Master Development Plan
		___ Cert. of Appropriateness (LUCC)
		STORM DRAINAGE
		___ Storm Drainage Cost Allocation Plan
		ZONING & PLANNING
		___ Annexation
		___ County Submittal
		___ EPC Submittal
		___ Zone Map Amendment (Establish or Change Zoning)
P		___ Sector Plan (Phase I, II, III)
		___ Amendment to Sector, Area, Facility or Comprehensive Plan
		___ Text Amendment (Zoning Code/Sub Regs)
		___ Street Name Change (Local & Collector)
L	A	**APPEAL / PROTEST of...**
D		___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Vista Vieja Investments LLC PHONE: 8289000
ADDRESS: 828 Carmel NE FAX: 828901
CITY: Alb STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: owner List all owners: Robert Sand
AGENT (if any): Jennifer Whitey-Wilson Co PHONE: 3484132
ADDRESS: 4900 Lang FAX: 348 4055
CITY: Alb STATE NM ZIP 87109 E-MAIL: Jennifer.Whitey@wilsonco.com
DESCRIPTION OF REQUEST: Final Plat of Vista Vieja Subdivision Unit One 142 Lots, 4 parcels

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

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

Lot or Tract No. Tract 1 - Vista Vieja Bulk Block: N/A Unit: N/A
Subdiv. / Addn. Vista Vieja Subdivision Unit 1
Current Zoning: R1 Proposed zoning: No Change
Zone Atlas page(s): D92 No. of existing lots: 1 No. of proposed lots: 142 4
Total area of site (acres): 40.1797 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 100906339709440114 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: 81st NW
Between: Albericoque Pl NW and Scenic Road

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003470
04DRB 01522 04DRB 01523 04DRB 01529
Check-off if project was previously reviewed by Sketch Plat/Plan ? , or Pre-application Review Team ? . Date of review: 3/16/05

SIGNATURE [signature] DATE
(Print) JENNIFER L WHITEY ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

☐	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☑	All checklists are complete	05DRB - 01493	FP	5(3)	$ -0-
☑	All fees have been collected		CMF		$ 20.00
☑	All case #s are assigned				$
☑	AGIS copy has been sent				$
☐	Case history #s are listed				$
NA ☐	Site is within 1000ft of a landfill				$
NA ☐	F.H.D.P. density bonus	Hearing date 10/5/05			Total $ 20.00
NA ☐	F.H.D.P. fee rebate				

[signature] 9/22/05 Project # 1003470

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

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

✓ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
✓ Design elevations & cross sections of perimeter walls
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing Per SM
✓ SIA financial guaranty verification
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Any original and/or related file numbers are listed on the cover application
__ DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

Notified — ? okay ? w/ R. Dourte ?

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

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING
__ DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year.

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

JENNIFER WHITE
Applicant name (print)

Applicant signature / date 9/20/05

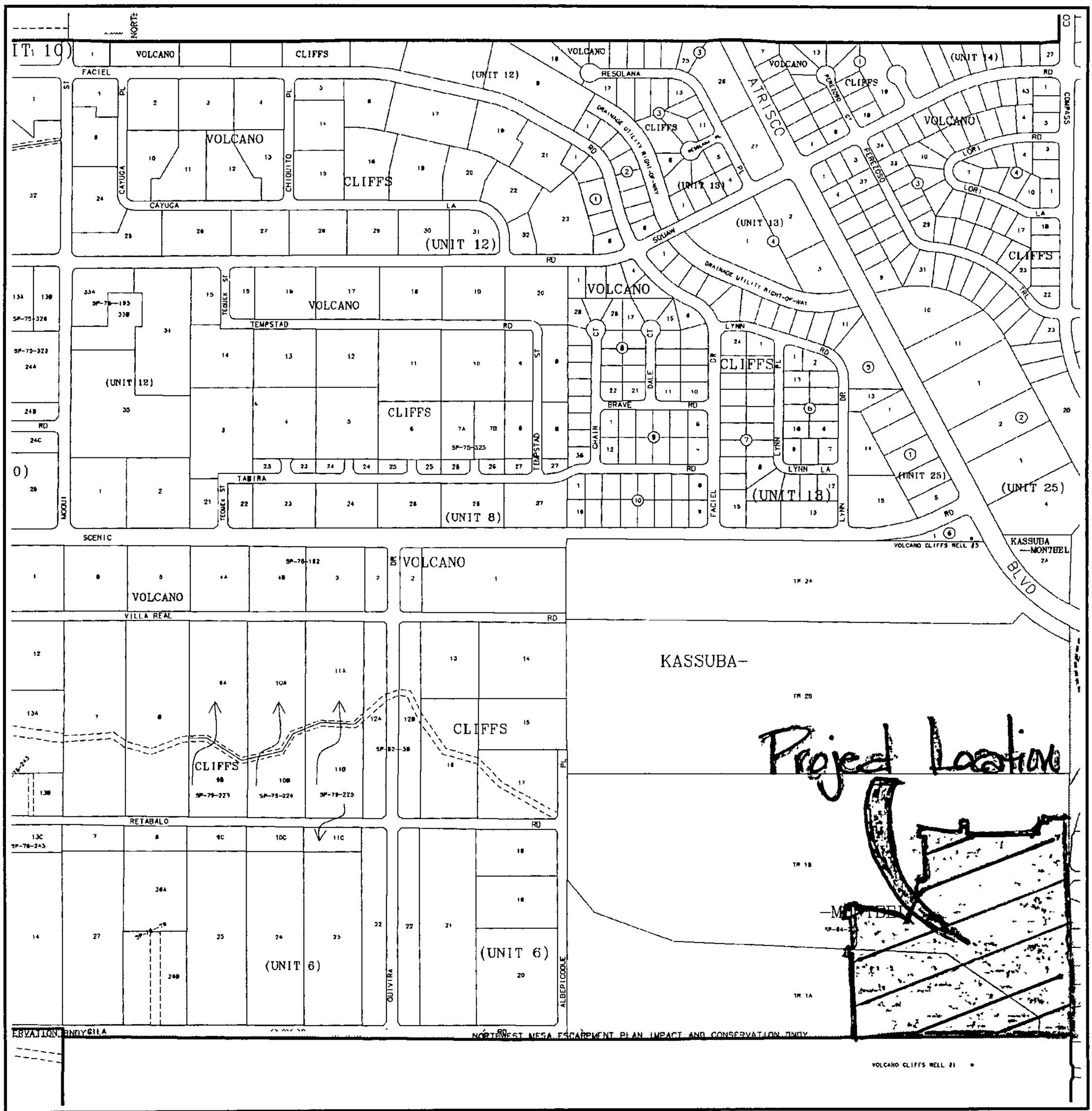
Form revised 3/03, 8/03 and 11/03

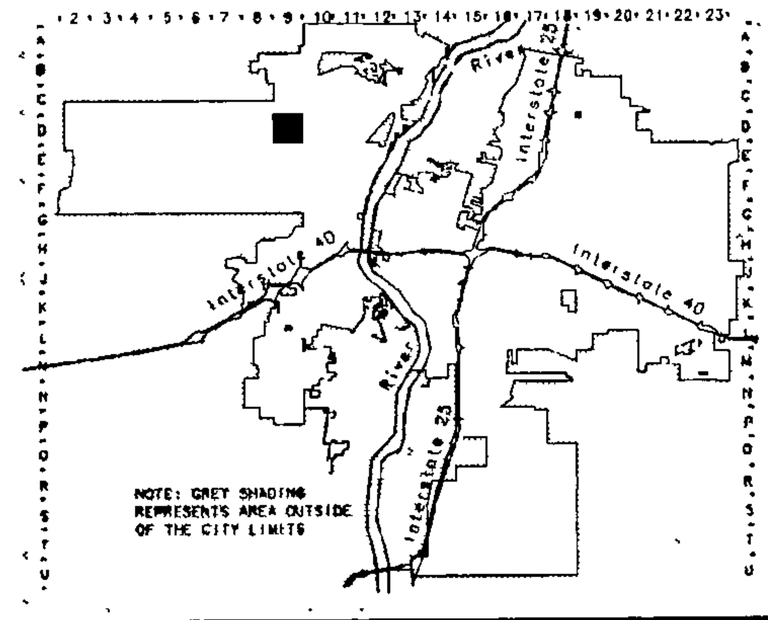
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
05DRB-_____-01493
_____-_____-_____
_____-_____-_____

Planner signature / date 9/22/05

Project # 1003470





CRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

D-9-Z

Map Amended through May 04, 2004

Albuquerque Geographic Information System

PLANNING DEPARTMENT

©Copyright 2004

WILSON &COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
San Diego

Wilson & Company
Latin America, LLC

20 September 2005

Sheran Matson, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: *Vista Vieja Subdivision Unit One Final Plat*
COA Project Number – 1003470
WECA Project #X3218078

Dear Sheran:

This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, Inc., acting as agents for SPS, LLC, requests approval of the Final Plat the Vista Vieja Subdivision Unit One Plat. The plat will subivide Tract 1 of the Vista Vieja Bulk Land Subdivision Plat. The proposed subdivision is in the City of Albuquerque. This is located in NW Albuquerque off at 81st Street East of Albercoque Place

Attached are the required items for the submittal of a preliminary subdivision plat approval.

If you have any questions concerning this proposed project, please contact Robert MacLake at (505) 348-4024 or myself at (505) 348-4132.

WILSON & COMPANY

Jennifer Whitey, PLS
Project Manager
Email: jennifer.whitey@wilsonco.com

Enclosure

No. of Lots:
Nearest Major Streets

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

Vista Vieja, Phase I 763381

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this ___ day of _____ , 20___, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and KB HOME New Mexico, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico corporation , whose address is 6330 Riverside Plaza Lane NW, Suite 200, Albuquerque, NM 87120 whose telephone number is (505) 353-5300, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract 1, Bulk Land Plat of Vista Vieja Subdivision , recorded on 4/21/2005 in the records of the Bernalillo County Clerk at Book 2005C , pages 122 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] KB HOME New Mexico, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Vista Vieja, Phase I describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 15th of September 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 763381 .

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

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

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

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

Type of Fee	Amount
Engineering Fee	3.25% of Actual Construction Cost
Excavation And Sidewalk Ordinance, Street Restoration Fees	As required per City-approved estimate. (Figure 7)

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

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

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

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Mark Goodwin & Associates, PA, and inspection of the private Improvements shall be performed by N/A, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

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

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

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

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

Type of Financial Guaranty: Subdivision Bond #SU 5015763
Amount: $ $ 2,622,625.78 Name of Financial Institution or Surety providing Guaranty: Arch Insurance Company
Date City first able to call Guaranty: September 15, 2007
Construction Completion Deadline: September 15, 2007
If Guaranty other than a Bond, last day City able to call Guaranty: _____
Additional Information: _____
_____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUBDIVIDER: KB HOME New Mexico, Inc.

By [Signature]: _____
Name: Robert Coleman
Title: Director of Land
Dated: 9/12/05

CITY OF ALBUQUERQUE

_____
City Engineer
Dated:

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 12th day of September, 20 05 by [name of person:] Robert Coleman, [title or capacity, for instance, "President" or "Owner":] Director of Land of [Subdivider:] KB HOME New Mexico, Inc..

OFFICIAL SEAL
LEA ELLEN REMUS
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 12-21-08

_____
Notary Public

My Commission Expires:

_____

CITY'S NOTARY

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

This instrument was acknowledged before me on _____ day of ,_____, 20_____ by Richard Dourte ,City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:

_____

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

FINANCIAL GUARANTY AMOUNT

08/15/2005

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

Project Description:

Project ID #: 763381, Vista Vieja Subdivision, Ph. 1, Phase/Unit #: 1

Requested By: **Robert MacLake, PE w/ Wilson & Co.**

Approved estimate amount:		$1,645,265.30
Contingency Amount:	10.00%	$164,526.53
Subtotal:		$1,809,791.83
NMGRT	6.75%	$122,160.94
Subtotal:		$1,931,952.77
Engineering Fee	6.60%	$127,508.88
Testing Fee	2.00%	$38,639.05
Subotal:		$2,098,100.62
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$2,622,625.78**

APPROVAL: DATE:

08-15-2005

Notes: 10% contingency, plans not approved. Certification for grading & drainage prior to release of FG. Wall & Landscaping Cert. prior to release of FG. Approved LOMR required prior to release of FG.

FIGURE 16

CIRCLE ONE:
SUBDIVISION BOND FOR:
SIA, SW'S, SPCL.AGRMT.

BOND NO.(SURETYS NO.:) SU 5015763
CONTACT PERSON'S NAME: Victor Otero

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we KB HOME New Mexico Inc. ("SUBDIVIDER") a New Mexico corporation, as "Principal", and Arch Insurance Company ("NAME OF SURETY"), a corporation organized and existing under and by virtue of the laws of the State of Missouri and authorized to do business in the State of New Mexico, as "Surety," whose address is 135 N. Los Robles Avenue, Suite 825, Pasadena, CA 91101 and whose telephone number is (626) 639-5255, are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of Two Million Six Hundred Twenty Two Thousand Six Hundred Twenty Five and 78/000 Dollars, ($2,622,625.78), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Vista Vieja - Phase 1 and #763381 CITY PROJECT NO.); and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: [list the improvements, e.g., water, sewer, pavement, sidewalks:]
Infrastructure Improvements ("IMPROVEMENTS")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between KB HOME New Mexico Inc. ("NAME OF SUBDIVIDER") and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. (leave blank), pages __through _____, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilitates and performs the work herein above specified to be performed, all on or before September 15, 20 07 ("the Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed this 9th day of September, 20 05.

SUBDIVIDER: KB HOME New Mexico Inc.

By [signature:] _____
Name: ROBERT COLEMAN
Title: DIRECTOR-LAND
Dated: 9/12/05

SURETY: Arch Insurance Company.

By [signature:] _____
Name: Joyce Herrin
Title: Attorney-in-Fact
Dated: September 9, 2005

STATE OF NM)
) ss.
COUNTY OF Bern.)

Subscribed and sworn to before me this 12th day of September, 2005.

OFFICIAL SEAL
LEA ELLEN REMUS
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 12-21-08

_____ Notary Public

My Commission Expires:

_____

*NOTE: Power of Attorney for Surety must be attached.

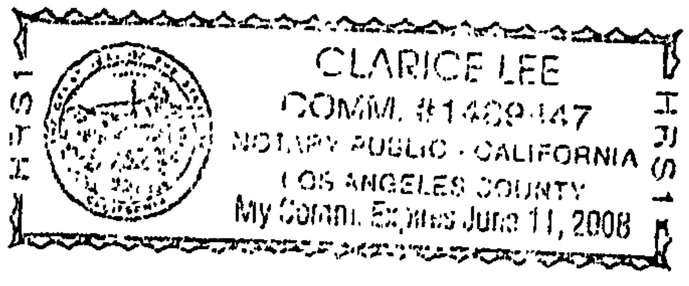
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On September 9, 2005 before me, Clarice Lee, Notary Public, personally appeared Joyce Herrin, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity(ies), and that by his/her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Clarice Lee

POWER OF ATTORNE

Know All Men By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal office in Kansas City, Missouri (hereinafter referred to as the "Company") does hereby appoint

KD Conrad, C.K. Nakamura, Joyce Herrin, Tom Branigan, Edward C. Spector, Marina Tapia, Clarice Lee, Richard E. Bigley, Lisa L. Thornton, Maria Pena, E. S. Albrecht Jr., Tracy Aston, Betty Walker and Brenda Wong of Los Angeles, CA (EACH)

Its true and lawful Attorney(s)-In-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed:

Any and all bonds and undertakings

EXCEPTION: NO AUTHORITY is granted to make, execute, seal and deliver bonds or undertakings that guarantee the payment or collection of any promissory note, check, draft or letter of credit.

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The Company may revoke this appointment at any time.

The execution of such bonds and undertakings in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal office in Kansas City, Missouri.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on March 3, 2003, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or any Vice President, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings, obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on March 3, 2003:

VOTED, That the signature of the Chairman of the Board, the President, or any Vice President, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on March 3, 2003, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company.

In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 11th day of March, 2003.

Arch Insurance Company

Attested and Certified

Joseph S. Labell, Corporate Secretary

Thomas P. Luckstone, Vice President

STATE OF CONNECTICUT SS

COUNTY OF FAIRFIELD SS

I Melissa B. Gilligan, a Notary Public, do hereby certify that Thomas P. Luckstone and Joseph S. Labell personally known to me to be the same persons whose names are respectively as Vice President and Corporate Secretary of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

Melissa B. Gilligan, Notary Public
My commission expires 2-28-05

CERTIFICATION

I, Joseph S. Labell, Corporate Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated March 11, 2003 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Thomas P. Luckstone, who executed the Power of Attorney as Vice President, was on the date of execution of the attached Power of Attorney the duly elected Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 9th day of September, 2005.

Joseph S. Labell, Corporate Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

Home Office: Kansas City, MO

Arch
Insurance Group

IMPORTANT NOTICE CONCERNING THE TERRORISM RISK INSURANCE ACT OF 2002

The Terrorism Risk Insurance Act of 2002 establishes a mechanism by which the federal government will share, with the insurance industry, in losses arising out of "acts of terrorism" certified as such by the Secretary of the Treasury. "Certified acts of terrorism" are defined as events that cause more than $5 million in losses and:

1. Are violent or dangerous to human life, property, or the infrastructure;
2. Result in damage within the United States, on a United States mission, or to a United States aircraft or vessel; *and*
3. Are committed by individuals, acting on behalf of foreign persons or interests, as part of an effort to coerce the civilian population of the United States or to influence the policies or conduct of the United States Government.

The Act specifies that coverage for "certified acts of terrorism" must be made available in commercial property and casualty policies of insurance, and it requires insurers to disclose any applicable premium charges and the federal share of compensation. We are making these disclosures in strict compliance with the Act.

Disclosure of Availability of Coverage for Terrorism Losses

Coverage for losses resulting from "certified acts of terrorism" is being made available to you on terms, amounts, and limitations generally applicable to losses resulting from perils other than acts of terrorism.

Disclosure of Federal Share of Compensation for Terrorism Losses

The federal government will pay a 90% share of an insurer's terrorism losses once the insurer has satisfied a significant aggregate annual deductible. For terrorism losses occurring in 2002, that deductible is 1% of the insurer's 2001 direct earned premium. For losses occurring in 2003, 2004 and 2005, the annual insurer deductibles are 7%, 10% and 15% of the prior year's direct earned premium, respectively. The Act provides that neither insurers nor the federal government are responsible for losses associated with "certified acts of terrorism" once aggregate annual insured losses exceed $100 billion.

Disclosure of Terrorism Insurance Premium

Your Bond premium charge for "certified acts of terrorism" coverage is $ 0.

No. of Lots:_____
rest Major Streets

_____

Vista Vieja, Phase I

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 763381

THIS AGREEMENT is made this _____ day of _____, 20___, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and KB HOME New Mexico, Inc. ("Developer"), whose address is 6330 Riverside Plaza Lane NW, Suite 200, Albuquerque, NM 87120 and whose telephone number is (505) 353-5300, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) New Mexico corporation, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Tract 1, Bulk Land Plat of Vista Vieja Subdivision filed in the Bernalillo County clerk's office 4/21/2005, Book 2005C, Page 122 the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) final plat, to be identified as (state name of plat:) Vista Vieja, Phase 1; and

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

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

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

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by September 15, 2009 ("Sidewalk Construction Deadline").

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

2. Financial G anty. Developer will provide a ıancial guaranty in an amount of not less that 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a federally insured financial institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

Type of Financial Guaranty: Subdivision Bond #SU 5015764
Amount: $ 159,234.98 Name of Financial Institution or Surety providing Guaranty: Arch Insurance Company
Date City first able to call Guaranty (Sidewalk Construction Deadline): September 15, 2009
If Guaranty other than a Bond, last day City able to call Guaranty is: _____
Additional Information: _____
_____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DEVELOPER: KB HOME New Mexico, Inc.

By (Signature): _____
Name: Robert Coleman
Title: Director of Land
Dated: 9/12/05

CITY OF ALBUQUERQUE:

_____
City Engineer
Dated: _____

DEVELOPER'S NOTARY

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

This instrument was acknowledged before me on 12th day of September, 2005 by (name of person:) Robert Coleman, (title or capacity, for instance, "President" or "Owner":) Director of Land of (Developer:) KB HOME New Mexico, Inc.

_____
Notary Public

OFFICIAL SEAL
LEA ELLEN REMUS
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 12-21-08

My Commission Expires:

_____

CITY'S NOTARY

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____, 20___ by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:

_____

EXHIBIT "A" ATTACHED

FINANCIAL GUARANTY AMOUNT

08/15/2005

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 763381, Vista Vieja Subdivision, Ph. 1, Phase/Unit #: 1

Requested By: **Robert MacLake, PE w/ Wilson & Co.**

Approved estimate amount:		$119,333.00
NMGRT	6.75%	$8,054.98
Subtotal:		$127,387.98
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		**$159,234.98**

APPROVAL: DATE:

08-15-2005

Notes:

FIGURE 16

CIRCL
SUBDIVISION BON
SIA, SW'S, SPCL..

BOND NO.(SURETYS NO.:) SU 5015764
CONTACT PERSON'S NAME: Victor Otero

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we KB HOME New Mexico Inc. ("SUBDIVIDER") a New Mexico corporation, as "Principal", and Arch Insurance Company ("NAME OF SURETY"), a corporation organized and existing under and by virtue of the laws of the State of Missouri and authorized to do business in the State of New Mexico, as "Surety," whose address is 135 N. Los Robles Avenue, Suite 825, Pasadena, CA 91101 and whose telephone number is (626) 639-5255, are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of One Hundred Fifty Nine Thousand Two Hundred Thirty Four and 98/000 Dollars, ($159,234.98), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Vista Vieja - Phase 1 and #763381 CITY PROJECT NO.); and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: [list the improvements, e.g., water, sewer, pavement, sidewalks:]
Sidewalk Deferral ("IMPROVEMENTS")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between KB HOME New Mexico Inc. ("NAME OF SUBDIVIDER") and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. (leave blank), pages __through _____, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilitates and performs the work herein above specified to be performed, all on or before September 15, 20 09 ("the Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed this 9th day of September, 20 05.

SUBDIVIDER: KB HOME New Mexico Inc.

By [signature:] _____
Name: ROBERT COLEMAN
Title: DIRECTOR - LAND
Dated: 9/12/05

SURETY: Arch Insurance Company

By [signature:] _____
Name: Joyce Herrin
Title: Attorney-in-Fact
Dated: September 9, 2005

STATE OF _____)
) ss.
COUNTY OF_____)

Subscribed and sworn to before me this 12th day of September, 2005.

_____
Lea Ellen Remus
Notary Public

My Commission Expires:

_____

*NOTE: Power of Attorney for Surety must be attached.

OFFICIAL SEAL
LEA ELLEN REMUS
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 12-21-08

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On September 9, 2005 before me, Clarice Lee, Notary Public, personally appeared Joyce Herrin, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity(ies), and that by his/her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

CLARICE LEE
COMM #1469447
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires June 11, 2008

Clarice Lee

POWER OF ATTORNEY

Know All Men By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal office in Kansas City, Missouri (hereinafter referred to as the "Company") does hereby appoint

KD Conrad, C.K. Nakamura, Joyce Herrin, Tom Branigan, Edward C. Spector, Marina Tapia, Clarice Lee, Richard E. Bigley, Lisa L. Thornton, Maria Pena, E. S. Albrecht Jr., Tracy Aston, Betty Walker and Brenda Wong of Los Angeles, CA (EACH)

its true and lawful Attorney(s)-in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed:

Any and all bonds and undertakings

EXCEPTION: NO AUTHORITY is granted to make, execute, seal and deliver bonds or undertakings that guarantee the payment or collection of any promissory note, check, draft or letter of credit.

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The Company may revoke this appointment at any time.

The execution of such bonds and undertakings in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal office in Kansas City, Missouri.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on March 3, 2003, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or any Vice President, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings, obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on March 3, 2003:

VOTED, That the signature of the Chairman of the Board, the President, or any Vice President, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on March 3, 2003, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company.

In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 11th day of March, 2003.

Arch Insurance Company

Attested and Certified

Joseph S. Labell, Corporate Secretary

Thomas P. Luckstone, Vice President

STATE OF CONNECTICUT SS

COUNTY OF FAIRFIELD SS

I Melissa B. Gilligan, a Notary Public, do hereby certify that Thomas P. Luckstone and Joseph S. Labell personally known to me to be the same persons whose names are respectively as Vice President and Corporate Secretary of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

Melissa B. Gilligan, Notary Public
My commission expires 2-28-05

CERTIFICATION

I, Joseph S. Labell, Corporate Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated March 11, 2003 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Thomas P. Luckstone, who executed the Power of Attorney as Vice President, was on the date of execution of the attached Power of Attorney the duly elected Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 9th day of September, 2005.

Joseph S. Labell, Corporate Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

Home Office: Kansas City, MO

00ML0013 00 03 03

Printed in U.S.A.

Arch
Insurance Group

IMPORTANT NOTICE CONCERNING THE TERRORISM RISK INSURANCE ACT OF 2002

The Terrorism Risk Insurance Act of 2002 establishes a mechanism by which the federal government will share, with the insurance industry, in losses arising out of "acts of terrorism" certified as such by the Secretary of the Treasury. "Certified acts of terrorism" are defined as events that cause more than $5 million in losses and:

1. Are violent or dangerous to human life, property, or the infrastructure;
2. Result in damage within the United States, on a United States mission, or to a United States aircraft or vessel; *and*
3. Are committed by individuals, acting on behalf of foreign persons or interests, as part of an effort to coerce the civilian population of the United States or to influence the policies or conduct of the United States Government.

The Act specifies that coverage for "certified acts of terrorism" must be made available in commercial property and casualty policies of insurance, and it requires insurers to disclose any applicable premium charges and the federal share of compensation. We are making these disclosures in strict compliance with the Act.

Disclosure of Availability of Coverage for Terrorism Losses

Coverage for losses resulting from "certified acts of terrorism" is being made available to you on terms, amounts, and limitations generally applicable to losses resulting from perils other than acts of terrorism.

Disclosure of Federal Share of Compensation for Terrorism Losses

The federal government will pay a 90% share of an insurer's terrorism losses once the insurer has satisfied a significant aggregate annual deductible. For terrorism losses occurring in 2002, that deductible is 1% of the insurer's 2001 direct earned premium. For losses occurring in 2003, 2004 and 2005, the annual insurer deductibles are 7%, 10% and 15% of the prior year's direct earned premium, respectively. The Act provides that neither insurers nor the federal government are responsible for losses associated with "certified acts of terrorism" once aggregate annual insured losses exceed $100 billion.

Disclosure of Terrorism Insurance Premium

Your Bond premium charge for "certified acts of terrorism" coverage is $ 0.

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

PAID RECEIPT

APPLICANT NAME Vista Vieja Investments LLC

AGENT Wilson ~~Whitley~~ & Company

ADDRESS 4900 Lang

PROJECT & APP # 1003470 / 05DRB-01493

PROJECT NAME Tract 1 - Vista Vieja Bulk

$ 20.00 **441032/3424000 Conflict Management Fee**

$ _____ **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 20.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

9/22/2005 9:38AM LOC: ANNX
RECEIPT# 00049875 WS# 007 TRANS# 0013
Account 441032 Fund 0110
Activity 3424000 TRELJS
Trans Amt $20.00
J24 Misc
$20.00
CA $100.00
CHANGE $80.00

Thank You

Proj 1003470

Williams (Rowe Maclake
348-4000
9-28 05

No. of Lots:
Nearest Major Streets

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

Vista Vieja, Phase I 763381

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 15th day of September, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and KB HOME New Mexico, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico corporation, whose address is 6330 Riverside Plaza Lane NW, Suite 200, Albuquerque, NM 87120 whose telephone number is (505) 353-5300, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract 1, Bulk Land Plat of Vista Vieja Subdivision, recorded on 4/21/2005 in the records of the Bernalillo County Clerk at Book 2005C, pages 122 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] KB HOME New Mexico, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Vista Vieja, Phase I describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 15th of September 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 763381.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

Mary Herrera Bern. Co. AGRE R 19.00
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6332222
Page: 1 of 6
09/16/2005 10:31A
Bk-A103 Pg-5785

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

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

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

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

Type of Fee	Amount
Engineering Fee	3.25% of Actual Construction Cost
Excavation And Sidewalk Ordinance, Street Restoration Fees	As required per City-approved estimate. (Figure 7)

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

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

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

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Mark Goodwin & Associates, PA, and inspection of the private Improvements shall be performed by N/A, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

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Page: 2 of 6
09/16/2005 10:31A
Bk-A103 Pg-5785
Mary Herrera Bern. Co. AGRE R 19.00

shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

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

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

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

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

Type of Financial Guaranty: Subdivision Bond #SU 5015763
Amount: $ $ 2,622,625.78 Name of Financial Institution or Surety providing Guaranty: Arch Insurance Company
Date City first able to call Guaranty: September 15, 2007
Construction Completion Deadline: September 15, 2007
If Guaranty other than a Bond, last day City able to call Guaranty: _____
Additional Information: _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUBDIVIDER: KB HOME New Mexico, Inc.

By [Signature]: _____
Name: Robert Coleman
Title: Director of Land
Dated: 9/12/05

CITY OF ALBUQUERQUE

_____
City Engineer
Dated: 9-15-05

KE 9/15/05

9/12/05

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 12th day of September, 20 05 by [name of person:] Robert Coleman, [title or capacity, for instance, "President" or "Owner":] Director of Land of [Subdivider:] KB HOME New Mexico, Inc.

OFFICIAL SEAL
LEA ELLEN REMUS
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 12-21-08

_____
Notary Public

My Commission Expires:

_____

CITY'S NOTARY

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

This instrument was acknowledged before me on 15th day of September, 2005 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:

11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

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763381

POWER OF ATTORNEY

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

VISTA VIEJA INVESTMENTS, LLC, a New Mexico limited liability company ("Owner"), whose address is 8300 Carmel Drive N.E., Suite 401, Albuquerque, New Mexico 87122, hereby makes, constitutes, and appoints KB HOME NEW MEXICO INC., a New Mexico corporation ("Subdivider"), as its true and lawful attorney-in-fact, for it and in its name, place, and stead, giving unto the Subdivider full power to do and perform all and every act that it may legally do through an attorney-in-fact, and every proper power necessary to meet the City of Albuquerque's ("City") subdivision requirements regarding Tract Numbered One (1), of VISTA VIEJA SUBDIVISION, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 21, 2005, in Map Book 2005C, at folio 122, the real estate owned by it and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Subdivider lawfully does or causes to be done by virtue of the power herein conferred upon the Subdivider.

This Power of Attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Planner in order to provide notice to the City of the termination of this Power of Attorney; or (2) upon release of the Agreement by the City.

Dated: September 6, 2005

OWNER

VISTA VIEJA INVESTMENTS, LLC
a New Mexico limited liability company

By _____
Robert G. Sahd
Manager

The foregoing Power of Attorney was acknowledged before me this 6 day of September, 2005, by ROBERT G. SAHD, as Manager of VISTA VIEJA INVESTMENTS, LLC, a New Mexico limited liability company.

(SEAL) JULIE A. CORDOVA NOTARY PUBLIC-STATE OF NEW MEXICO My commission expires: 2/27/08

My commission expires
2/27/08

_____
Notary Public

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Current DRC
Project Number: _____

FIGURE 12
INFRASTRUCTURE LIST

Date Submitted: 4/25/2005
Date Site Plan Approved:
Date Preliminary Plat Approved: 4/27/05
Date Preliminary Plat Expires: 4/27/06
DRB Project No.: 1003470
DRB Application No.: 04DRB-01523

ORIGINAL

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

VISTA VIEJA, UNIT 1
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 1, BULK LAND PLAT of VISTA VIEJA SUBDIVISION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
B-1 CW-1	To SIA	40' F-F	Res. Paving w/ C&G, 6' sidewalk- N side (Trail in Open Space- S side)	Vista Vieja Avenue, NW	81st Street, NW	1700' to the West boundary of Vista Vieja Phase 1	/	/	/
		32' F-F (40' F-F Vista Vieja to Breezy Point)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (6' Vista Vieja to Breezy Point) deferred along lot fronts.	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	1300' to the North boundary of Vista Vieja Phase 1	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Breezy Point Road, NW	Old Mesa Drive, NW	Vista del Sol Drive, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Old Mesa Drive, NW	Hawk Eye Road, NW	Alley ending the street at North boundary of Phase 1.	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Go West Road, NW	Tierra Vieja Street, NW	Lava Rock Drive, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Lava Rock Drive, NW	Hawk Eye Road, NW	Go West Road, NW	/	/	/

28' F-F RES PAVING W/C&G ~~VISTA ANTIGUA DR~~ VISTA VIEJA LOOP NORTH
4' SIDEWALK BOTH SIDES
(DEFERRED)

28' F-F Res Paving w/C&G Petra Ave NW Mesa Top Rd NW Hawk Eye Rd NW

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
B-1	76535	28' F-F (32' NW of Old Mesa Dr.)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Hawk Eye Road, NW	Tierra Vieja Street, NW	Petros Ave., NW	/	/	/
		28' F-F (32' W of Tierra Vieja St.)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Mesa Top Road, NW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		28' F-F (32' W of Tierra Vieja St.)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Wild Dunes Road, MW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Tierra Vieja Street, NW	Mesa Top Road, NW	Go West Road, NW	/	/	/
			WATER - 3W WATER PRESSURE ZONE						
		12" Dia.	Waterline w/ Appurtenances	Vista Vieja Ave., NW & Tract "A" easement	81st Street, NW	Mesa Top Road, NW	/	/	/
		10" Dia. 1200	Waterline w/ Appurtenances	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	1300' to the North boundary of Vista Vieja Phase 1	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Alley	Vista del Sol Dr., NW	Lava Rock Dr., NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Old Mesa Drive, NW	Hawk Eye Road, NW	Alley ending the street at North boundary of Phase 1.	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Go West Road, NW	Tierra Vieja Street, NW	Lava Rock Drive, NW	/	/	/
		~~10"~~ 8" Dia.V. Vieja to Hawk Eye/ ~~8"~~ 10" Dia.	Waterline w/ Appurtenances	Lava Rock Drive, NW	Hawk Eye Road, NW	~~Go West Road,~~ Alley NW	/	/	/
		~~10"~~ 8" Dia.	Waterline w/ Appurtenances	Hawk Eye Road, NW	Tierra Vieja Street, NW	Petros Ave., NW	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Mesa Top Road, NW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Wild Dunes Road, MW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances.	Tierra Vieja Street, NW	Wild Dunes Road, MW	Go West Road, NW	/	/	/

10" DIA WATERLINE VISTA ANTIGUA MESA TOP RD WILD DUNES RD

10" dia

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
B-1	76335	10" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Vista Vieja Ave., NW & Tract "A" easement	81st Street, NW	Petros Ave Mesa Top Road, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	1100' north along Vista del Sol Drive, NE	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Breezy Point Road, NW	Vista del Sol Drive, NW	Old Mesa Drive, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Old Mesa Drive, NW	Breezy Point Road, NW	Alley ending the street at North boundary of Phase 1.	/	/	/
		8" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Go West Road, NW	50' west of Tierra Vieja Street, NW	Lava Rock Drive, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Lava Rock Drive, NW	Hawk Eye Road, NW	Go West Road, NW	/	/	/
		10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Hawk Eye Road, NW Petros	West boundary of Vista Vieja Phase 1 Hawk Eye	Petros Ave., NW Mesa Top	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Mesa Top Road, NW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Wild Dunes Road, MW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Tierra Vieja Street, NW	Hawk Eye Road, NW	300' north along Tierra Vieja Street, NW	/	/	/
			DRAINAGE						
		60"/ 54"/ 48" Dia.	Storm Drain w/ Inlets & Appurtenances	Vista Vieja Avenue, NW	81st Street, NW	Intersection Vista Vieja Ave., NW & Vista del Sol Dr., NW	/	/	/
		54"/ 48" Dia.	Storm Drain w/ Inlets & Appurtenances	Vista Vieja Ave., NW & Parcel B (Common Area)	Vista Vieja Avenue, NW	Petros Ave., NW	/	/	/
		36"/ 24" Dia.	Storm Drain w/ Inlets & Appurtenances	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	Inlets at returns on Breezy Point Road, NW	/	/	/
		42"/ 36"/ 30" Dia.	Storm Drain w/ Inlets & Appurtenances	Petros Ave., NW	Mesa Top Road, NW	Hawk Eye Road, NW with inlets at Wild Dunes Road, NW	/	/	/

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			DRAINAGE						
		36" Dia. 710	Storm Drain w/ Inlets & Appurtenances	Mesa Top Road, NW	Petros Ave., NW	Inlets at returns on Vista Antigua Drive, NW	1	1	1
		30" Dia. 190	Storm Drain w/ Inlets & Appurtenances	Hawk Eye Road, NW	Petros Ave., NW	Inlets at upstream returns on Old Mesa Drive, NW	1	1	1
		10' Bottom Width w/ 2:1 Side Slopes	Earthen Ditch and 18 AF temp Retention Pond w/ Agreement & Covenant	Commons Areas within future phases of Vista Vieja	West side of Kassuba-Montbel Lands	Boca Negra Arroyo at northeast limit of site	1	1	1

NOTES

1. Landscape Maintenance Agreement for landscaping in the public right-of-way.
2. Perimeter walls per DRB approved perimeter wall design.
3. Wall & Landscaping Certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.
4. Engineer's Certification of Grading Plan required for release of SIA and Financial Guarantees.
5. Approved Letter of Map Revision (LOMR) is required for release of SIA and Financial Guarantees.
6. Trail system will be privately maintained under a landscape maintenance agreement with the City of Albuquerque.
7. ALL PUBLIC STREETS REQUIRE LANDSCAPING BETWEEN BACK OF CURB AND SIDEWALK.

AGENT/OWNER

Robert MacLake, PE (Agent) **NAME**

Wilson & Company, Inc., 4900 Lang Ave NE
Albuquerque, NM 87109

FIRM

SIGNATURE - date

AGENT/OWNER

NAME

FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sherman Patton 4/27/05
DRB CHAIR - date

Christina Sandoval 4/27/05
PARKS & GENERAL SERVICES - date

4-27-05
TRANSPORTATION DEVELOPMENT - date

Bradley L. Bingham 4/27/05
CITY ENGINEER - date

4/27/05
UTILITY DEVELOPMENT - date

_____ **- date**

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	8/05/05			
2	5-12-05			

FINANCIAL GUARANTY AMOUNT

08/15/2005

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

Project Description:

Project ID #: 763381, Vista Vieja Subdivision, Ph. 1, Phase/Unit #: 1

Requested By: **Robert MacLake, PE w/ Wilson & Co.**

Approved estimate amount:		$1,645,265.30
Contingency Amount:	10.00%	$164,526.53
Subtotal:		$1,809,791.83
NMGRT	6.75%	$122,160.94
Subtotal:		$1,931,952.77
Engineering Fee	6.60%	$127,508.88
Testing Fee	2.00%	$38,639.05
Subotal:		$2,098,100.62
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$2,622,625.78**

APPROVAL: DATE:

08-15-2005

Notes: 10% contingency, plans not approved. Certification for grading & drainage prior to release of FG. Wall & Landscaping Cert. prior to release of FG. Approved LOMR required prior to release of FG.

FIGURE 16

CIRCLE ONE:
SUBDIVISION BOND FOR:
SIA, SW'S, SPCL.AGRMT.

BOND NO.(SURETYS NO.:) SU 5015763
CONTACT PERSON'S NAME: Victor Otero

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we KB HOME New Mexico Inc. ("SUBDIVIDER") a New Mexico corporation, as "Principal", and Arch Insurance Company ("NAME OF SURETY"), a corporation organized and existing under and by virtue of the laws of the State of Missouri and authorized to do business in the State of New Mexico, as "Surety," whose address is 135 N. Los Robles Avenue, Suite 825, Pasadena, CA 91101 and whose telephone number is (626) 639-5255, are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of Two Million Six Hundred Twenty Two Thousand Six Hundred Twenty Five and 78/000 Dollars, ($2,622,625.78), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Vista Vieja - Phase 1 and #763381 CITY PROJECT NO.); and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: [list the improvements, e.g., water, sewer, pavement, sidewalks:]
Infrastructure Improvements ("IMPROVEMENTS")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between KB HOME New Mexico Inc. ("NAME OF SUBDIVIDER") and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. (leave blank) BK 103, pages 5785 through 5785, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilitates and performs the work herein above specified to be performed, all on or before September 15, 20 07 ("the Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed this 9th day of September, 20 05.

SUBDIVIDER: KB HOME New Mexico Inc.

By [signature:] _____
Name: ROBERT COLEMAN
Title: DIRECTOR-LAND
Dated: 9/12/05

SURETY: Arch Insurance Company

By [signature:] _____
Name: Joyce Herrin
Title: Attorney-in-Fact
Dated: September 9, 2005

STATE OF NM)
) ss.
COUNTY OF Bern.)

Subscribed and sworn to before me this 12th day of September, 2005.

My Commission Expires: _____

OFFICIAL SEAL
LEA ELLEN REMUS
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 12-21-08

_____ Notary Public

*NOTE: Power of Attorney for Surety must be attached.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On September 9, 2005 before me, Clarice Lee, Notary Public, personally appeared Joyce Herrin, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity(ies), and that by his/her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

CLARICE LEE
COMM. #1459147
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires June 11, 2008

Clarice Lee

POWER OF ATTORNEY

Know All Men By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal office in Kansas City, Missouri (hereinafter referred to as the "Company") does hereby appoint

KD Conrad, C.K. Nakamura, Joyce Herrin, Tom Branigan, Edward C. Spector, Marina Tapia, Clarice Lee, Richard E. Bigley, Lisa L. Thornton, Maria Pena, E. S. Albrecht Jr., Tracy Aston, Betty Walker and Brenda Wong of Los Angeles, CA (EACH)

its true and lawful Attorney(s)-In-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed:

Any and all bonds and undertakings

EXCEPTION: NO AUTHORITY is granted to make, execute, seal and deliver bonds or undertakings that guarantee the payment or collection of any promissory note, check, draft or letter of credit.

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The Company may revoke this appointment at any time.

The execution of such bonds and undertakings in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal office in Kansas City, Missouri.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on March 3, 2003, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or any Vice President, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings, obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on March 3, 2003:

VOTED, That the signature of the Chairman of the Board, the President, or any Vice President, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on March 3, 2003, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company.

PRJ 1003470

No. of Lots:_____
Nearest Major Streets

_____

Vista Vieja, Phase I

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 763381

THIS AGREEMENT is made this 15th day of September, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and KB HOME New Mexico, Inc. ("Developer"), whose address is 6330 Riverside Plaza Lane NW, Suite 200, Albuquerque, NM 87120 and whose telephone number is (505) 353-5300, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) New Mexico corporation, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Tract 1, Bulk Land Plat of Vista Vieja Subdivision filed in the Bernalillo County clerk's office 4/21/2005, Book 2005C, Page 122 the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) final plat, to be identified as (state name of plat:) Vista Vieja, Phase 1; and

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

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

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

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by September 15, 2009 ("Sidewalk Construction Deadline").

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

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Mary Herrera Bern. Co. AGRE R 15.00

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2. Financial Guaranty. Developer will provide a financial guaranty in an amount of not less that 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a federally insured financial institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

Type of Financial Guaranty: Subdivision Bond #SU 5015764
Amount: $ 159,234.98 Name of Financial Institution or Surety providing Guaranty: Arch Insurance Company
Date City first able to call Guaranty (Sidewalk Construction Deadline): September 15, 2009
If Guaranty other than a Bond, last day City able to call Guaranty is: _____
Additional Information: _____

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

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

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

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

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Page: 2 of 4
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Mary Herrera Bern. Co. AGRE R 15.00

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

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

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

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

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

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

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

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

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

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

Mary Herrera Bern. Co. AGRE R 15.00
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Page: 3 of 4
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Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER: KB HOME New Mexico, Inc.

By (Signature): _____
Name: Robert Coleman
Title: Director of Land
Dated: 9/12/05

CITY OF ALBUQUERQUE:

_____
City Engineer
Dated: _____

9/14/05

9/15/05

DEVELOPER'S NOTARY

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

This instrument was acknowledged before me on 12th day of September, 2005 by (name of person:) Robert Coleman, (title or capacity, for instance, "President" or "Owner":) Director of Land of (Developer:) KB HOME New Mexico, Inc.

_____
Notary Public

My Commission Expires:
_____

OFFICIAL SEAL
LEA ELLEN REMUS
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 12-21-08

CITY'S NOTARY

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____, 20___ by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:
_____

EXHIBIT "A" ATTACHED

Mary Herrera Bern. Co. AGRE R 15.00
2005136174
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09/16/2005 10:31A
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/02

Exhibit "A"

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 24, 2005

8. Project #1003470
05DRB-01289 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1, **VISTA VIEJA SUBDIVISION, UNIT 1,** zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB00825, 04DRB01460] (D-9)

At the August 24, 2005, Development Review Board meeting, the temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

Sheran Matson, AICP, DRB Chair

Cc: Scott Schiabor, SPS, LC, 8300 Carmel NE, 87122
Wilson & Company, Robert MacLake, 4900 Lang Ave,NE, 87109
William Allen, P.O. Box 2758, Corrales, NM 87048
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

FINANCIAL GUARANTY AMOUNT

08/15/2005

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 763381, Vista Vieja Subdivision, Ph. 1, Phase/Unit #: 1

Requested By: **Robert MacLake, PE w/ Wilson & Co.**

Approved estimate amount:		$119,333.00
NMGRT	6.75%	$8,054.98
Subtotal:		$127,387.98
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		**$159,234.98**

APPROVAL: DATE:

08-15-2005

Notes:

FIGURE 16

CIRCLE ONE:
SUBDIVISION BOND FOR:
SIA, SW'S, SPCL.AGRMT.

BOND NO.(SURETYS NO.:) SU 5015764
CONTACT PERSON'S NAME: Victor Otero

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we KB HOME New Mexico Inc. ("SUBDIVIDER") a New Mexico corporation, as "Principal", and Arch Insurance Company ("NAME OF SURETY"), a corporation organized and existing under and by virtue of the laws of the State of Missouri and authorized to do business in the State of New Mexico, as "Surety," whose address is 135 N. Los Robles Avenue, Suite 825, Pasadena, CA 91101 and whose telephone number is (626) 639-5255, are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of One Hundred Fifty Nine Thousand Two Hundred Thirty Four and 98/000 Dollars, ($159,234.98), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Vista Vieja - Phase 1 and #763381 CITY PROJECT NO.); and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: [list the improvements, e.g., water, sewer, pavement, sidewalks:]
Sidewalk Deferral ("IMPROVEMENTS")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between KB HOME New Mexico Inc. ("NAME OF SUBDIVIDER") and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. (leave blank) BK103, pages 5786 through 5786, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilitates and performs the work herein above specified to be performed, all on or before September 15, 20 09 ("the Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed this 9th day of September, 20 05.

SUBDIVIDER: KB HOME New Mexico Inc.

By [signature:] _____
Name: ROBERT COLEMAN
Title: DIVISION PRESIDENT-LAND
Dated: 9/12/05

SURETY: Arch Insurance Company

By [signature:] _____
Name: Joyce Herrin
Title: Attorney-in-Fact
Dated: September 9, 2005

STATE OF _____)
) ss.
COUNTY OF_____)

Subscribed and sworn to before me this 12th day of September, 2005.

Lea Ellen Remus
Notary Public

My Commission Expires:

_____

*NOTE: Power of Attorney for Surety must be attached.

OFFICIAL SEAL
LEA ELLEN REMUS
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 12-21-08

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On September 9, 2005 before me, Clarice Lee, Notary Public, personally appeared Joyce Herrin, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity(ies), and that by his/her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

CLARICE LEE
COMM 1489447
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm Expires June 11, 2008

Clarice Lee

POWER OF ATTORNEY

Know All Men By These Presents:

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KD Conrad, C.K. Nakamura, Joyce Herrin, Tom Branigan, Edward C. Spector, Marina Tapia, Clarice Lee, Richard E. Bigley, Lisa L. Thornton, Maria Pena, E. S. Albrecht Jr., Tracy Aston, Betty Walker and Brenda Wong of Los Angeles, CA (EACH)

its true and lawful Attorney(s)-in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed:

Any and all bonds and undertakings

EXCEPTION: NO AUTHORITY is granted to make, execute, seal and deliver bonds or undertakings that guarantee the payment or collection of any promissory note, check, draft or letter of credit.

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

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This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on March 3, 2003:

VOTED, That the signature of the Chairman of the Board, the President, or any Vice President, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on March 3, 2003, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company.

Arch
Insurance Group

IMPORTANT NOTICE CONCERNING THE TERRORISM RISK INSURANCE ACT OF 2002

The Terrorism Risk Insurance Act of 2002 establishes a mechanism by which the federal government will share, with the insurance industry, in losses arising out of "acts of terrorism" certified as such by the Secretary of the Treasury. "Certified acts of terrorism" are defined as events that cause more than $5 million in losses and:

1. Are violent or dangerous to human life, property, or the infrastructure;
2. Result in damage within the United States, on a United States mission, or to a United States aircraft or vessel; *and*
3. Are committed by individuals, acting on behalf of foreign persons or interests, as part of an effort to coerce the civilian population of the United States or to influence the policies or conduct of the United States Government.

The Act specifies that coverage for "certified acts of terrorism" must be made available in commercial property and casualty policies of insurance, and it requires insurers to disclose any applicable premium charges and the federal share of compensation. We are making these disclosures in strict compliance with the Act.

Disclosure of Availability of Coverage for Terrorism Losses

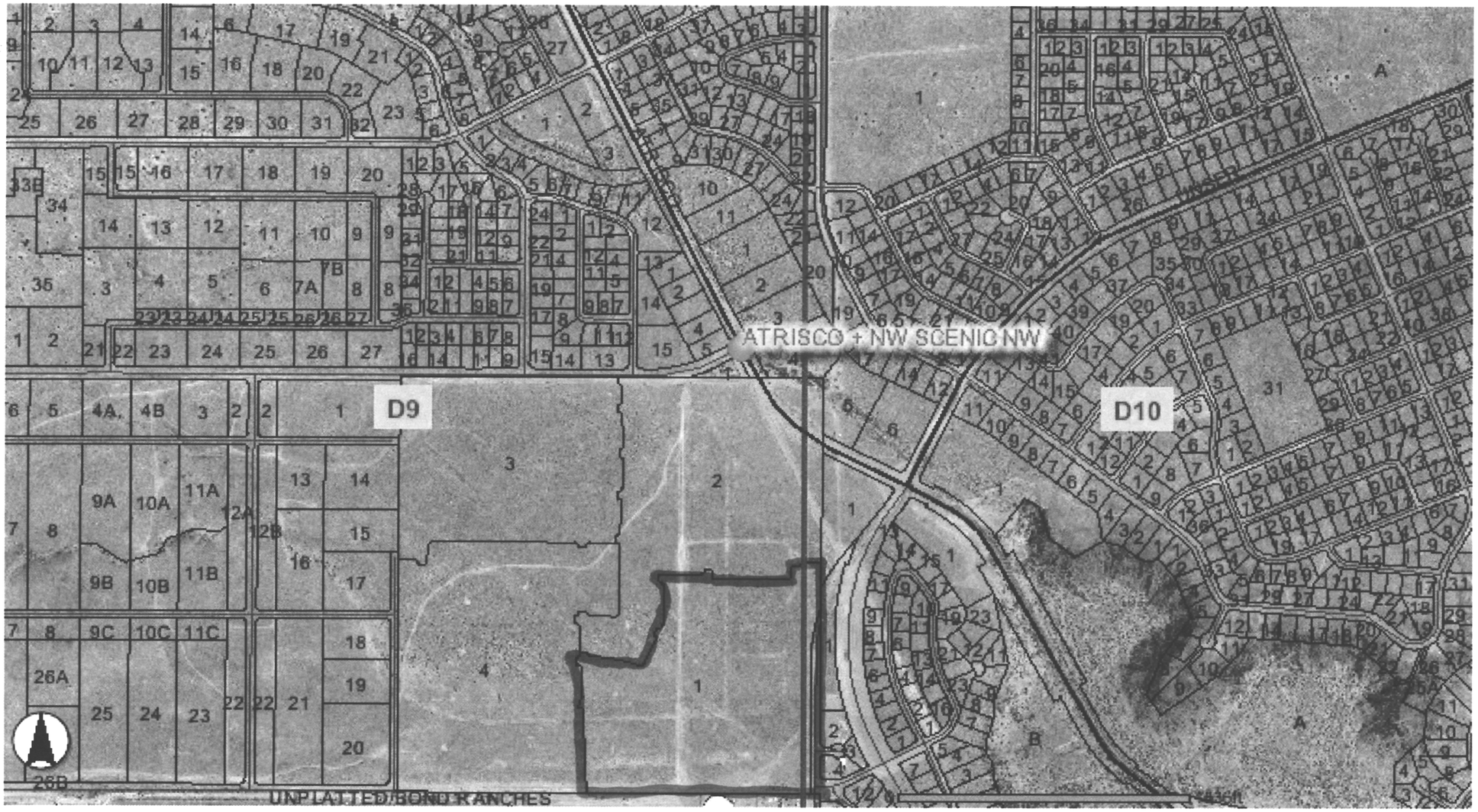
Coverage for losses resulting from "certified acts of terrorism" is being made available to you on terms, amounts, and limitations generally applicable to losses resulting from perils other than acts of terrorism.

Disclosure of Federal Share of Compensation for Terrorism Losses

The federal government will pay a 90% share of an insurer's terrorism losses once the insurer has satisfied a significant aggregate annual deductible. For terrorism losses occurring in 2002, that deductible is 1% of the insurer's 2001 direct earned premium. For losses occurring in 2003, 2004 and 2005, the annual insurer deductibles are 7%, 10% and 15% of the prior year's direct earned premium, respectively. The Act provides that neither insurers nor the federal government are responsible for losses associated with "certified acts of terrorism" once aggregate annual insured losses exceed $100 billion.

Disclosure of Terrorism Insurance Premium

Your Bond premium charge for "certified acts of terrorism" coverage is $ 0.


ATRISCO + NW SCENIC NW
D9
D10
UNPLATTED/BOND RANCHES

Albuquerque Bernalillo County Water Utility Authority

One Civic Plaza NW, Room 5012
Albuquerque, NM 87102
Phone (505) 758-2500
Fax (505) 768-2580

Chair
Alan B. Armijo
County of Bernalillo
Commissioner, District 1

Vice-Chair
Michael J. Cadigan
City of Albuquerque
Councillor, District 5

Martin J. Chávez
City of Albuquerque
Mayor

Martin Heinrich
City of Albuquerque
Councillor, District 6

Steve Gallegos
County of Bernalillo
Commissioner, District 2

Debbie O'Malley
City of Albuquerque
Councillor, District 2

Tom Rutherford
County of Bernalillo
Commissioner, District 3

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
http://www cabq.gov/wua

January 24, 2005

SPS Investments, LC
8300 Carmel NE, Suite 401
Albuquerque, NM 87112

Enclosed is a fully executed original Agreement between the Albuquerque Bernalillo County Water Utility Authority and SPS Investments, LC.

If you have any questions please call me at 768-2500.

Sincerely,

Patty Jenkins
Office Coordinator

C: Albert T. Ussery, Esq.
Ussery & Parrish, P.A.
P.O. Box 487
Albuquerque, NM 87103

AGREEMENT
(Vista Vieja Transmission Waterlines and Sanitary Sewerlines)

ALBUQUERQUE BERNALILLO WATER UTILITY AUTHORITY, also known as ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (the "Authority") and SPS INVESTMENTS, LC, a New Mexico limited liability company ("SPS"), agree:

1. **Recitals**.

A. SPS is the owner of a 153.915-acre, 675 (maximum) -unit proposed subdivision located in Bernalillo County, New Mexico, referred to as Vista Vieja (the "Development").

B. The City of Albuquerque ("City") in its 1997 Decade Plan approved on April 25, 1997, as Enactment No. 44-1997, R-171, identified a need to construct a Pump Station ("Pump Station") and associated Transmission Line in order to provide water service to land identified in the Decade Plan as Volcano Trunk Zones, 3W/4W and other lands in the City. Additionally, Transmission Waterlines ("Transmission Waterlines") are required as a part of the 3W/4W Volcano Trunk System. Such Transmission Waterlines are within and abut the Development.

C. As part of Special Assessment District 227, the City of Albuquerque has constructed the Pump Station and it is appropriate that SPS, as a condition to the approval of the Development, make a cash payment to the Authority in the amount of $295,375.00 which amount shall be applied to the design and construction cost of the Pump Station.

D. SPS, in order to provide sufficient water and sewer service to the Development on a timely basis, desires to construct or cause to be constructed, the Transmission Waterlines and Sanitary Sewerlines, under all relevant plans, specifications, requirements, and standards of the City. A map of the Development, reflecting the Transmission Waterlines and Sanitary Sewerlines, and other matters referred to in this Agreement, is attached hereto as Exhibit A and incorporated herein by reference.

E. Pursuant to the City's Water and Sanitary Sewer Extension Policy (Council Bill R-390, enacted 20-1984), the Authority plans to reimburse SPS for the construction of the Transmission Waterlines and Sanitary Sewerlines through the use of water, wastewater enterprise fund system revenues of the City's joint water and sewer system (the "System"). Under no circumstances will general fund sources be used to pay SPS. Nothing in this Agreement will be construed to require the Authority to use general fund sources.

F. The New Mexico Legislature has created the Authority which divests the City of its water and wastewater utility and transfers the utility to the Authority (Senate Bill 887, Chapter 437, Laws of 2003) (the "Act"). Under the Act, this Agreement has been entered into by the Authority as successor in interest to the City.

G. It is anticipated that a future reservoir ("Future Reservoir") will be necessary to service a portion of the Development. In the event any portion of the Development is not

completed prior to completion of the Future Reservoir construction, SPS will be required to pay its pro-rata cost share of the Future Reservoir.

2. **Compliance with Requirements Established in EC-35**

A. SPS shall comply the requirements established by the Executive Communication 35 (EC-35) approved by the City of Albuquerque in 1998 in connection with an Agreement between the City and Legacy Sustainable Developments in that the extension of water service shall not be provided from the Waterline and Pump Station to other developments unless such proposed developments meet requirements such as clustering of housing, the setting aside of permanent common open space, the use of xeriscape landscaping and other water conservation techniques.

3. **Design and Construction of the Transmission Waterlines and Sanitary Sewerlines.**

A. SPS will cause definitive designs and plans of the Transmission Waterlines and Sanitary Sewerlines to be produced which will include estimates of all costs and expenses and all engineering fees. The Transmission Waterlines and Sanitary Sewerlines sizes will be determined by the Water Utility Department of the City prior to the subdivision plat approval for the Development and will connect to the existing waterlines and sanitary sewerlines. SPS will convey, at no expense to the Authority, all necessary real property and grant all easements to the Authority free and clear of all liens, claims, and encumbrances for the construction, operation, and maintenance of the Transmission Waterlines and Sanitary Sewerlines. SPS will obtain all necessary permits, assurances, and approvals from the Authority, the Development Review Board of the City (the "DRB"), the Design Review Committee, and the City, and SPS will deliver a copy of such conveyances, permits, assurances, and approvals to the Authority prior to the start of construction.

B. SPS will complete, or cause to be completed, construction of the Transmission Waterlines and Sanitary Sewerlines, upon a phased basis as approved by the DRB in accordance with City and Authority requirements. The Transmission Waterlines will be located substantially as shown in Exhibit B, and the Sanitary Sewerlines will be located substantially as shown in Exhibit C. Construction of the Transmission Waterlines and Sanitary Sewerlines will be in conformance with the plans approved by the Authority and all applicable plans, specifications, and standards of the Authority. The Authority will approve in advance the engineer's estimate before a contract is put to bid, and the Authority will approve the contractor's bid before the contract is awarded. All construction will be procured through the competitive bidding process.

C. SPS will be responsible for close coordination of the project with the Authority during the design and construction phases, including review of the design details during the design process, and the approval of specifications and contract documents. Estimated costs of design, construction, and engineering fees will be approved by the Authority in writing prior to commencement of final design work. The Authority will have thirty (30) days from the date of submission of the final estimate by SPS to approve the estimate or to object in writing to all or part of the estimate. If the Authority objects, the Authority will give written notice, stating with particularity the nature and basis of each objection. Within thirty (30) days of notice of objection,

SPS will give the Authority written notice that (i) it accepts the objection, in which event SPS will give a revised estimate to the Authority reflecting the Authority's objections, or (ii) it rejects the Authority's objections, in which event SPS will give the Authority written notice stating why SPS will not modify the estimate. If SPS elects to reject the objection of the Authority, the Authority can then accept the estimate without modification or require that the objection be mediated as provided in the Public Works Mediation Act, Section 13-4C-1, NMSA 1978. If the Authority does not object to the estimate within thirty (30) days of submission by SPS the Authority will be deemed to have accepted the estimate. The Water Utility Department of the City will review and approve in a timely manner the plans for construction and cost and expense estimates, to ensure the designs meet Authority standards and follow the guidance provided in the City's Design Manual.

The Authority will be consulted on problems encountered and will have final approval of proposed modifications and change orders during the construction phase.

4. **Payment for and Acquisition of the Transmission Waterlines and Sanitary Sewerlines.**

A. Reimbursement to SPS of the Transmission Waterlines and Sanitary Sewerlines will be financed as specified in Council Bill No. R-390, Enactment No. 20-1984 ("Enactment 20-198 4"), which was adopted by the Authority.

B. SPS will bear the Initial cost for the complete design, construction, construction management, inspection, testing, staking, and fees, and taxes in connection with the Transmission Waterlines and Sanitary Sewerlines.

C. The Authority will reimburse SPS from utility expansion charges for all reasonable, pre-approved, and direct costs associated with the finished Transmission Waterlines and Sanitary Sewerlines in excess of those costs for which SPS is otherwise obligated to pay. The amount of the payment will not include any interest. Costs will include the costs of design, construction (the aggregate amount of the construction contracts awarded), construction management, inspection, testing, staking, all associated fees and taxes, incurred by SPS in the construction of the Transmission Waterlines and Sanitary Sewerlines. The engineering costs of design, construction management, inspection, testing, staking, and the geotechnical investigation and any environmental clearance from the U.S. Park Service and any other applicable federal agencies to be included in amounts subject to reimbursement will be limited to the extent that such costs would have been allowed if engineering services were contracted by the Authority, i.e., limited by the multiplier utilized in the Authority contracts and accounting to standard design fees utilizing ASCE curves.

D. Reimbursement to SPS by the Authority will be on a fiscal year basis, beginning one year after completion of each phase of the Transmission Waterlines and Sanitary Sewerlines conveyance to and acceptance by the Authority of the Transmission Waterlines and Sanitary Sewerlines but not earlier than July 1, 2005. Reimbursement will be provided through the users paying utility expansion charges to the Authority within and outside the Development served by the Transmission Waterlines and Sanitary Sewerlines with the priority set forth in section 12.B. The Authority costs incurred for users to utilize the Transmission Waterlines and Sanitary Sewerlines outside the Development shall be reimbursed to the Authority before the reimbursement to SPS. Upon receipt of eighty percent (80%) of the prorated design and construction costs of the

Transmission Waterlines and Sanitary Sewerlines serving the intervening abutting property, SPS will be reimbursed for the remaining cost of the Transmission Waterlines and Sanitary Sewerlines from the net revenues of the Authority's System. The users will be subject to the water and sewer rates for water and sewer use applicable throughout the service area and as set forth in the applicable Authority ordinances. Reimbursement will be in the form of cash payments computed in accordance with this Agreement. Example calculations are provided in the attached Exhibit D.

E. The Authority reserves the right to accept payment from SPS for design and construction costs, engineering, management fees, and for the construction itself in which event the estimates of costs and fees will be approved in advance by SPS.

F. SPS will provide the Authority with calculations, itemized invoices, receipts, and waivers of liens from subcontractors, together with supporting documentation, on a monthly basis as construction proceeds indicating the amounts that the Authority is or will be obligated to pay. The obligation to reimburse SPS will be contingent upon the timely submission of calculations, itemized invoices, receipts, and supporting documentation and waivers of liens.

G. The Authority shall create a segregated account (the "Account") to deposit the funds received through utility expansion charges, which Account shall be utilized for reimbursement to SPS. The Account shall be made available to SPS for inspection from time to time and shall define the service area for the Transmission Waterlines and Sanitary Sewerlines, as shown in Exhibit E and Exhibit F attached hereto.

H. SPS will not receive any kind of management fee for its services rendered in connection with the design and construction of the Transmission Waterlines and Sanitary Sewerlines. SPS will render these services in consideration for the covenants and obligations of the Authority under this Agreement.

I. In 1993, the New Mexico Legislature enacted the Development Fee Act (§5-8-1 et seq., N.M.S.A. 1978) (the "Act"). The Act authorizes the City to impose impact fees ("Impact Fees") and allow credit for capital improvements, which include, among other things, water and sanitary sewerline improvements. Nothing contained herein shall limit SPS's right to receive credits against any future Impact Fees subsequently imposed upon the Development, if any, for improvements required by the City as a condition of approval of the Development.

J. As partial consideration for the City's or Authority's obligations contained herein, SPS agrees to waive and release the City and the Authority from any claims, suits, actions, or demands, whether ascertained now or in the future, that may be brought pursuant to §5-8-40 of the Act with respect to the Transmission Waterlines and Sanitary Sewerlines.

5 **Payment by SPS and Financial Guaranty.**

A. SPS agrees to make a cash payment ("Payment") to the Authority in the amount of 16.875 percent (16.875%) of the actual cost of the design and construction of the Pump Station which amount shall include testing, staking, inspection, engineering review fees and construction management. The Authority and SPS agree that the Payment amount is currently estimated at

$295,375.00 ("Estimated Cost"). The Estimated Cost shall be based on the development by SPS for 675 lots within the Development. The Payment shall be reimbursed by the Authority to SPS minus throwaway costs of the Pump Station in the amount of $35,438.00. The Payment will be delivered to the Authority on or before December 1, 2005 ("Payment Date" in the form of a cashier's check.

B. To secure SPS' obligation to make the Payment, SPS shall within ninety (90) days of the date of the final plat approval of the SPS development by the City's Development Review Board provide to the Authority in the form attached as Exhibit G an irrevocable Letter of Credit in the amount of $295,375.00. The Letter of Credit shall provide that in the event SPS fails to deliver the Payment to the Authority on or before December 1, 2005, the Authority shall have the right to make demand on the Letter of Credit at any time within thirty (30) days following December 1, 2005.

6. **Lot Approval Prior to Transmission Waterlines and Sanitary Sewerlines Completion and Payment for Future Reservoir**.

A. The filing of final subdivision plats for lots within each phase of the Development may not occur until the Transmission Waterlines and Sanitary Sewerlines, or that portion of the Transmission Waterlines and Sanitary Sewerlines within or abutting an approved phase of the Development, are or is accepted by the Authority and in service or alternatively financially guaranteed in accordance with § 14-14-5-11 of the City's Subdivision Ordinance. The Transmission Waterlines and Sanitary Sewerlines will be on the DRB approved infrastructure list for all subdivision plat approvals within the Development.

B. SPS agrees to pay its pro-rata share of the design and construction costs of the Future Reservoir in the event any portion of the Development has not received final plat approval prior to the completion of construction of the Future Reservoir.

7 **Acquisition and Ownership of the Transmission Waterlines and Sanitary Sewerlines.** Upon completion of the construction of the Transmission Waterlines and Sanitary Sewerlines for each phase of the Development to the satisfaction of the Authority, the Authority will accept in writing the Transmission Waterlines and Sanitary Sewerlines for each such phase of the Development, and SPS will convey by appropriate instrument to the Authority title to all of SPS's real and personal property interests in each phase of the Transmission Waterlines and Sanitary Sewerlines so completed, free and clear of all claims, encumbrances, and liens. The Authority will thereby acquire such Transmission Waterlines and Sanitary Sewerlines, which will become part of the Authority's property, fully owned by the Authority. SPS will fully maintain and operate and accept liability for the Transmission Waterlines and Sanitary Sewerlines and the sites upon which they are located prior to acceptance by the Authority. SPS will have no responsibility to maintain or operate the Transmission Waterlines and Sanitary Sewerlines after acceptance by the Authority. During construction of the Transmission Waterlines and Sanitary Sewerlines and until the Transmission Waterlines and Sanitary Sewerlines are accepted by the Authority, SPS will maintain the premises upon which the Transmission Waterlines and Sanitary Sewerlines will be located in a safe condition and agrees, subject to Section 56-7-1, N.M.S.A. 1978, to indemnify the Authority against any claim, action, suits or other proceedings arising out of the construction of the Transmission Waterlines and Sanitary Sewerlines.

A. The Authority will have the right of access to the construction sites of the Transmission Waterlines and Sanitary Sewerlines during construction in order to make inspections at the Authority's discretion, and for the Authority's sole benefit.

8. **Termination**. If construction of the Transmission Waterlines and Sanitary Sewerlines by SPS has not been completed and. accepted by the Authority within seven (7) years of the effective date of this Agreement, this Agreement shall automatically terminate, and the Authority and SPS shall have no further rights, obligations, or liabilities with respect to this Agreement, unless otherwise agreed in writing.

9. **Water for Construction**. During the construction of the Development, water for construction may be obtained from pressure Zone 3W.

A. To the extent relevant and applicable and to the extent there is no conflict with the terms of this Agreement, the usual City procedures and documentation, including the Procedure "A", Procedure "B",. and Procedure "C". Agreements, as defined in the Subdivision Ordinance and the Development Process Manual ("DPM") of the City, will be followed and used in connection with the Transmission Waterlines and Sanitary Sewerlines.

10. **Indemnification**. SPS will indemnify and hold harmless the Authority and its officials, agents, and employees from any claims, actions, suits, or other proceedings arising from the negligent acts of omissions of SPS, its agents, representatives, contractors, or subcontractors, or arising from the failure of SPS, its agents, representatives, contractors, or subcontractors to perform any act or the failure of SPS, its agents, representatives; contractors, or subcontractors to perform any act or duty required of SPS herein. The indemnification by SPS will not extend to the negligent acts of the Authority. Provided however, that to the extent, if at all, Section 56-7-1, N.M.S.A. 1978 is applicable to this Agreement, this section will not extend to liability, claims, damages, losses, or expenses; including lawyers' fees, arising out of (a) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs, or specifications by the Authority, or the agents or employees of the Authority; (b) the giving of or the failure to give direction or instructions by the Authority, or the agents or employees of the Authority, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

11. **Representations and Warranties of the Authority**. The Authority represents and warrants that:

A. The Authority has all requisite power and authority to enter into this Agreement and to bind the Authority under the terms of this Agreement; and

B. The undersigned official of the Authority is fully authorized to execute this Agreement on behalf of the Authority; and

C. The Authority has the power to reimburse SPS for the Transmission Waterlines and Sanitary Sewerlines and to reimburse SPS in the manner and subject to the limitations set forth in this Agreement.

12. **Representations and Warranties of SPS.** SPS represents and warrants that:

A. SPS is validly existing under the laws of the State of New Mexico;

B. SPS has all the requisite power and authority to enter into this Agreement and bind SPS under the terms of the Agreement; and.

C. The undersigned officer of SPS is fully authorized to execute this Agreement on behalf of SPS.

13. **Source and Priority of Payments from the Authority**. Notwithstanding any other provision of this Agreement to the contrary, the Authority and SPS agree that:

A. The Act creating the Authority provides that debts of the Albuquerque water and wastewater utility shall be debts of the Authority, and that the Authority shall not impair the rights of any bondholders of outstanding bonds of the Albuquerque water and wastewater utility. N.M.S.A. 1978 § 72-1-10 (2003).

B. The obligations of the Authority under this Agreement (the "Authority Obligations"), which include, without limitation; any obligation of the Authority for damages, will be special limited obligations of the Authority and will be payable, collectible, or reimbursable solely from the revenues generated from utility expansion charges, and from revenues from the Authority's System (collectively the "Revenues"). SPS may not look to any general or other fund for the payment of the Authority Obligations except the Revenues. The Authority Obligations will not constitute an indebtedness of the Authority, within the meaning of any constitutional, charter, or statutory provision or limitation, nor will the Authority Obligations be considered or held to be general obligations of the Authority.

14. **Notices**. Any notice to be given under this Agreement will be in writing and will be deemed to have been given when deposited in the United States Mail postage prepaid addressed:

If to the Authority:

ALBUQUERQUE BERNALILLO WATER UTILITY AUTHORITY
One Civic Plaza, Room 5012
Albuquerque, New Mexico 87102

with a copy to:

Mark S. Sanchez
Executive Director
Albuquerque Bernalillo County Water Utility Authority
One Civic Plaza, Room 5012
Albuquerque, New Mexico 87102

If to SPS:

SPS INVESTMENTS, LC
8300 Carmel N.E., Suite 401
Albuquerque, New Mexico 87112

with a copy to:

Albert T. Ussery, Esq.
USSERY & PARRISH, P.A.
P.O Box 487
Albuquerque, New Mexico 87103

15. **Assignment**. This Agreement will not be assigned without the prior written consent of the Authority and SPS, except SPS may assign this Agreement, or delegate its duties hereunder, to its affiliate, MESA VERDE DEVELOPMENT CORPORATION. If so assigned, this Agreement will extend to and be binding upon the successors and assigns of the parties hereto.

16. **Miscellaneous**. This Agreement will be governed by and interpreted in accordance with the laws of the State of New Mexico. The headings used in this Agreement are for convenience only and shall be disregarded in interpreting the substantive provisions of this Agreement. This Agreement binds and benefits the Authority and their successors, assigns, and transferees. Time is of the essence of each term of this Agreement. If any provision of this Agreement is determined by a court of competent jurisdiction to be void, invalid, illegal, or unenforceable, that portion will be severed from this Agreement and the remaining parts will remain in full force as though the invalid, illegal, or unenforceable portion had never been a part of this Agreement.

17. **Approval**. This Agreement is subject to the approval of the Authority and will not become effective until approved by the Authority.

18. **Integration; Interpretation**. This Agreement contains or expressly incorporates by reference the entire agreement of the parties with respect to the matters contemplated by this Agreement and supersedes all prior negotiations. This Agreement may only be modified in writing executed by both parties.

[THIS SPACE INTENTIONALLY LEFT BLANK]

Dated: January 13th, 2005.

ALBUQUERQUE BERNALILLO
COUNTY WATER UTILITY AUTHORITY

By: _____
Mark S. Sanchez
Executive Director

SPS INVESTMENTS, LC,
a New Mexico limited liability company

By: _____
Scott P. Schiabor
Manager

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 13th day of January, 2005, by SCOTT P. SCHIABOR, as Manager of SPS INVESTMENTS, LC, a New Mexico limited liability company.

(SEAL) OFFICIAL SEAL CORDOVA NOTARY PUBLIC STATE OF NEW MEXICO My commission expires: 2/27/08

_____
Notary Public

My commission expires:
2/27/08

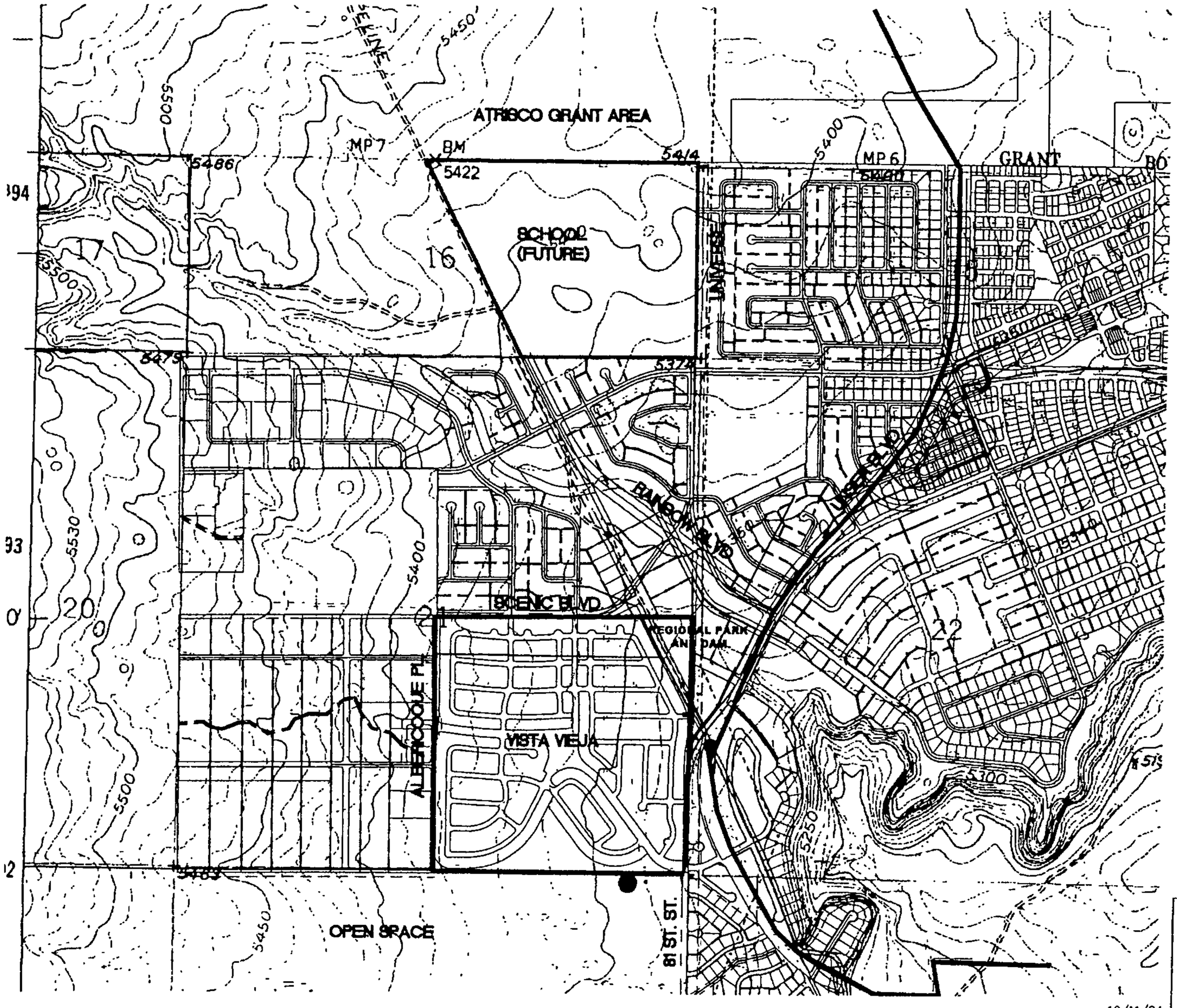
STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 20th day of January, 2005, by MARK S. SANCHEZ, Executive Director of ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.

(SEAL)

_____
Notary Public

My commission expires:
10-15-05



GRAPHIC SCALE

0 500 1000 2000

(IN FEET)

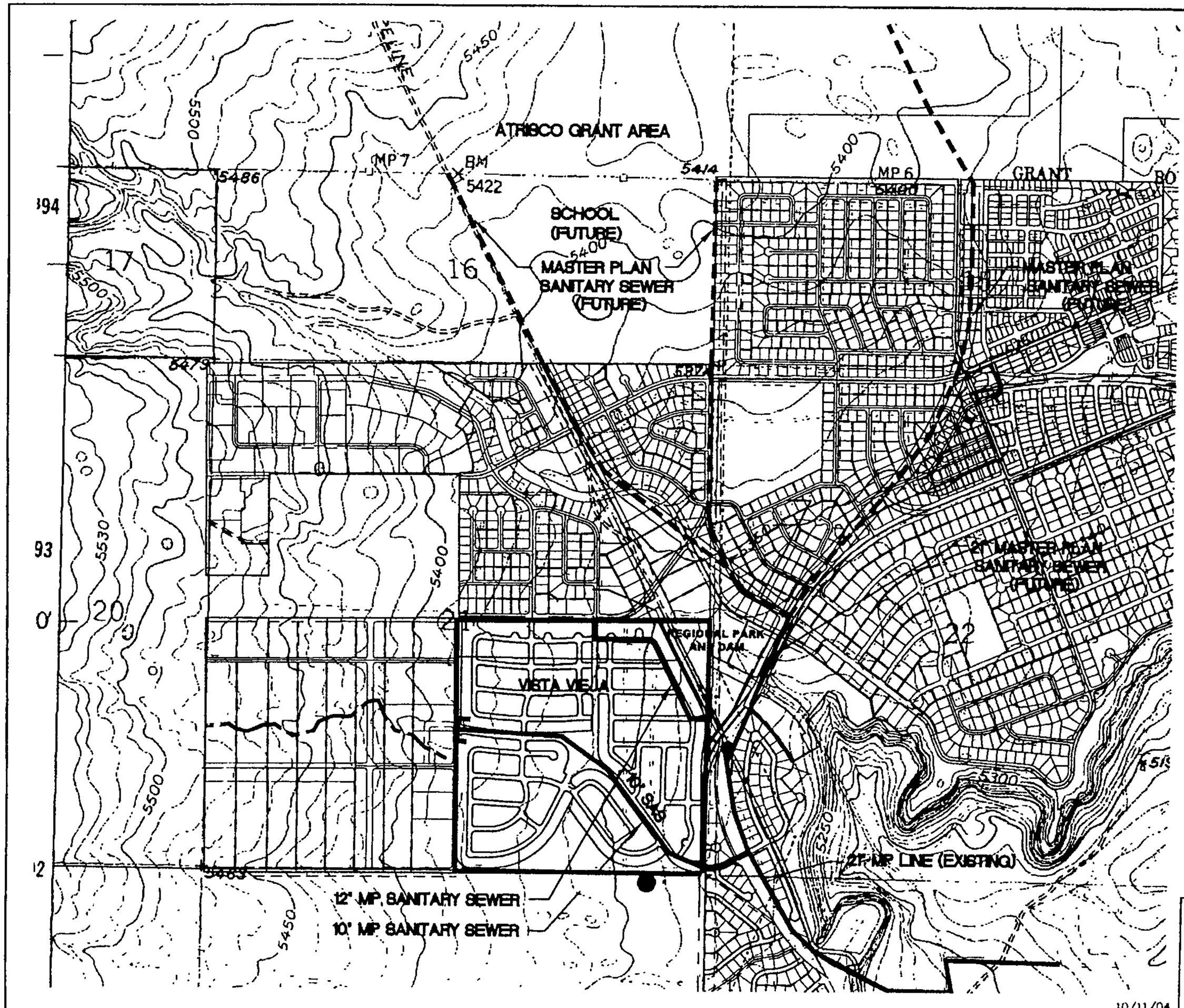
1 inch = 1000ft

10/11/04

WILSON & COMPANY

VISTA VIEJA

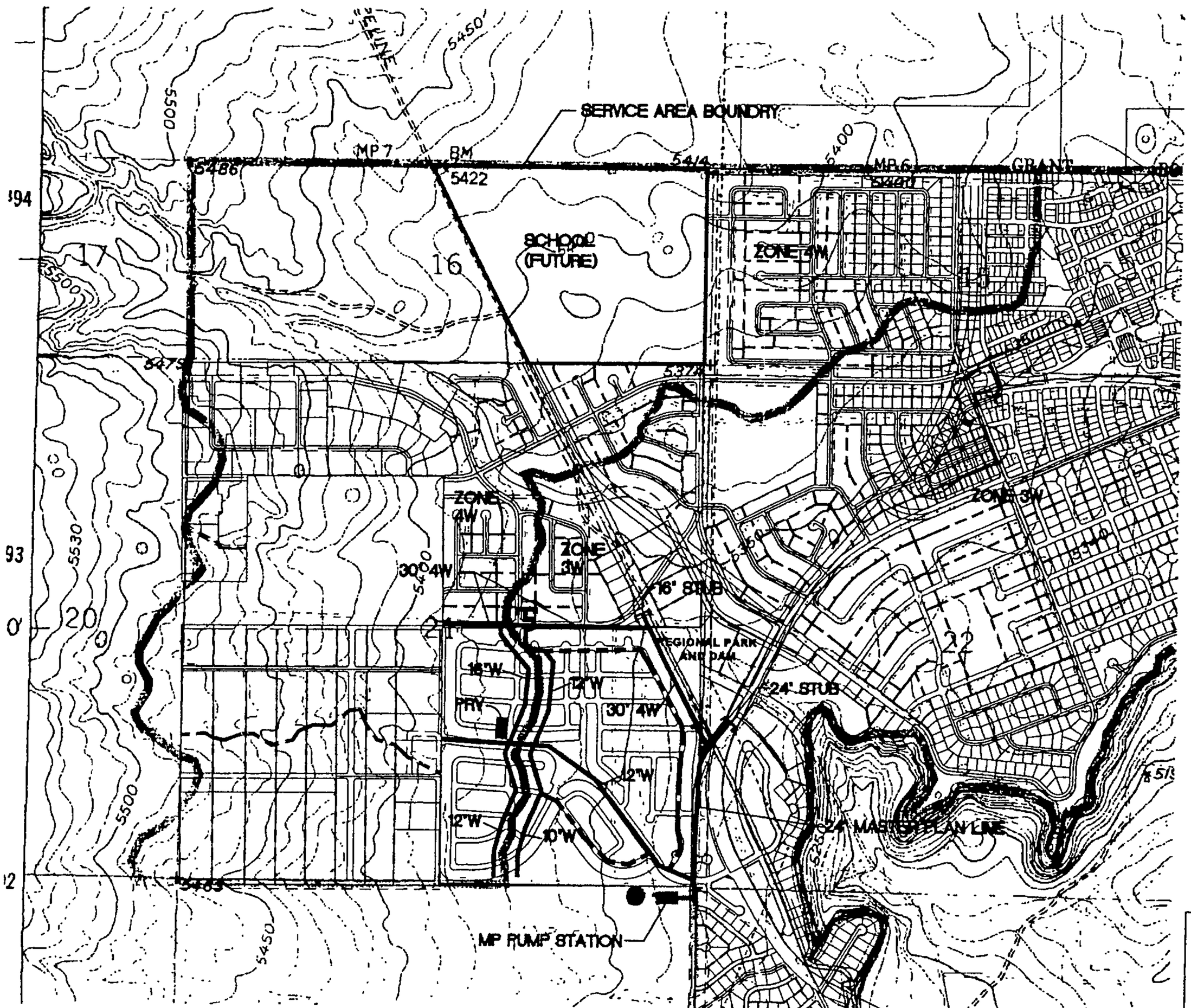
EXHIBIT A
LOCATION MAP



WILSON & COMPANY

VISTA VIEJA

EXHIBIT B–MASTER PLAN
SANITARY
SEWER LINES



GRAPHIC SCALE

0 500 1000 2000

(IN FEET)

1 inch = 1000ft.

9/17/04

WILSON & COMPANY

VISTA VIEJA

EXHIBIT C – WATER TRANSMISSION LINES

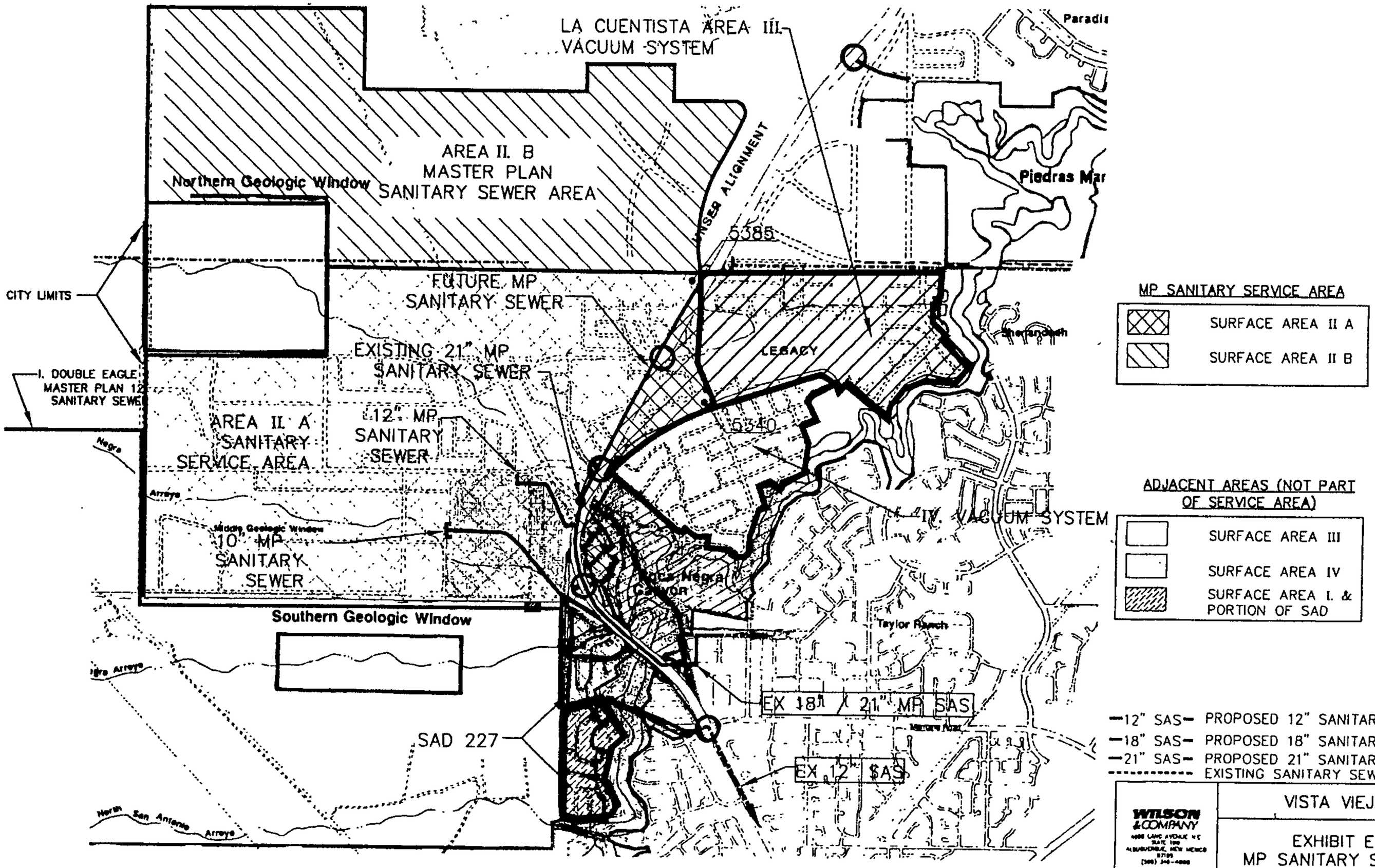

LA CUENTISTA AREA III
VACUUM SYSTEM
AREA II B
MASTER PLAN
SANITARY SEWER AREA
Northern Geologic Window
SEWER ALIGNMENT
5385
FUTURE MP
SANITARY SEWER
CITY LIMITS
EXISTING 21" MP
SANITARY SEWER
I. DOUBLE EAGLE
MASTER PLAN 12
SANITARY SEWE
AREA II A
SANITARY
SERVICE AREA
12" MP
SANITARY
SEWER
10" MP
SANITARY
SEWER
Southern Geologic Window
SAD 227
LEGACY
5340
IV. VACUUM SYSTEM
EX 18" / 21" MP SAS
EX 12" SAS
Piedras Mar
Taylor Ranch
Negra Arroyo
North San Antonio Arroyo
MP SANITARY SERVICE AREA
SURFACE AREA II A
SURFACE AREA II B
ADJACENT AREAS (NOT PART OF SERVICE AREA)
SURFACE AREA III
SURFACE AREA IV
SURFACE AREA I. & PORTION OF SAD
12" SAS PROPOSED 12" SANITARY SEWER
18" SAS PROPOSED 18" SANITARY SEWER
21" SAS PROPOSED 21" SANITARY SEWER
EXISTING SANITARY SEWER
WILSON & COMPANY
VISTA VIEJA
EXHIBIT E
MP SANITARY SEWER
SERVICE AREAS

Exhibit D
Vista Vieja Reimbursement Example
(The Vista Vieja Water and Sanitary Sewer Transmission Lines)

EXAMPLE COMPUTATIONS FOR REIMBURSEMENT SCHEDULE:

Maximum number of dwelling units in development agreement	=	675
Estimated Project Costs:		
16.875% of SAD 227 Pump Station (0.16875 x $1,750,360)	=	$ 295,373
Less 16.875% of throw away cost attributable to SAD 227 PS	=	<$ 35,438>
Master Planned water and sewer lines	=	$ 474,200
(approximation of Wilson & Co. estimate 10/8/04)		
Total Estimated Project Costs Reimbursable	=	**$ 734,135**

Example 1

Year 1 of Reimbursement Period

As of June 30th, the number of dwelling units inside the development having new water and sewer service customer accounts served by the facilities = 100

Reimbursement Year 1 = 100 x $2,619 (current UEC paid per new account)
= $261,900 reimbursement

Example 2

Year 2 of Reimbursement Period

As of June 30th, the number of additional dwelling units inside the development having new water and sewer service customer accounts served by the facilities = 100

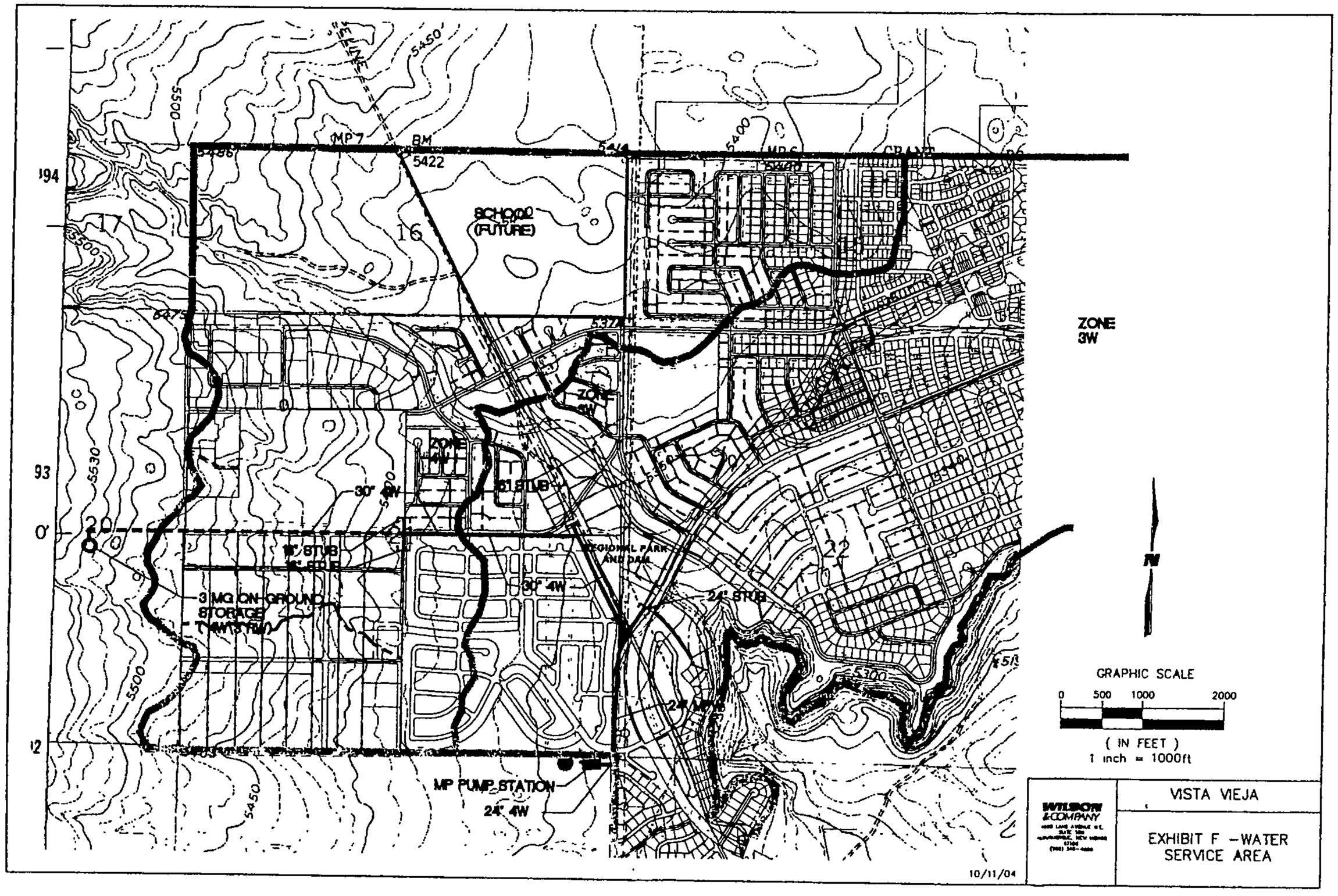
Also, the number of dwelling units outside the development having new water and sewer customer accounts which are served by the facilities = 50

Other City expenses to provide services from the facilities = $100,000

Reimbursement Year 2 = (100 + 50) x $2,619 (current UEC per account)
= $392,850
less direct City costs to extend service using the facilities
= $392,850 - $100,000 = $292,850 reimbursement

Final Payment

Annual reimbursement continues until 80 percent of the final approved eligible Project Cost has been recovered, whereupon the remaining balance of Project Cost is paid to 100 percent.



WILSON & COMPANY

VISTA VIEJA

EXHIBIT F – WATER SERVICE AREA

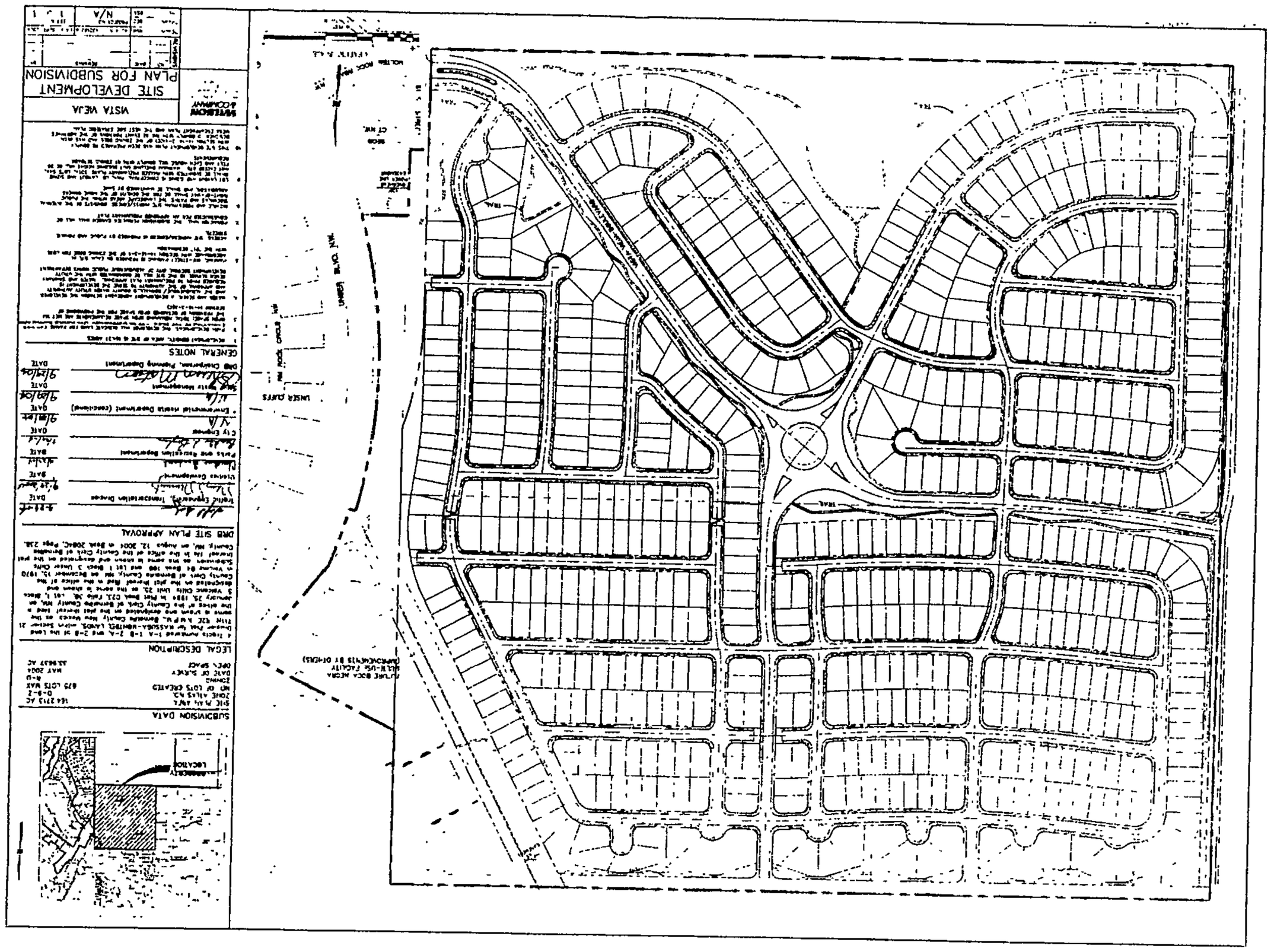


EXHIBIT G

TO AGREEMENT WITH SPS INVESTMENTS, LC

LETTER OF CREDIT

[Federally insured Financial Institution letterhead]
[Date:] _____, 20 ____
IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. _____
AMOUNT: $295,375.00

Mark S. Sanchez
Executive Director
Albuquerque Bernalillo County Water Utility Authority
One Civic Plaza, Room 5012
Albuquerque, NM 87102

RE: Letter of Credit for SPS Investments, LC
City of Albuquerque Project No.: _____
Project Name:_____

Dear Mr. Sanchez:

This letter is to advise the Albuquerque Bernalillo County Water Utility Authority("the Authority") that, at the request of SPS Investments, LC ("SPS") _____ ("Financial Institution") in [city:] _____ [state:] _____, has established an Irrevocable Letter of Credit in the sum of [written amount:] _____([amount in figures:] $ _____) ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the Authority requires, to guaranty the Payment for the installation of the improvements which must be constructed as part of SAD 227, Project No. _____ ("Project"). The amount of the Letter of Credit is 100% of the City's estimated cost of SPS's portion of the construction of improvements. The improvements are identified in the agreement between the Authority and Subdivider, which was recorded on [date, leave blank:] _____, 20__in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. [leave blank:] _____, at pages [leave blank:] _____to [leave blank:] _____, as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of [written amount:] _____([amount in figures:] $295,375.00) is/are available at sight at [name of financial institution:] _____[street address:] _____, [city:] _____[state:] _____ between [Payment Date established in Agreement:] December 1, 2005 and [30 days thereafter:] December 31, 2005.

When presented for negotiation, the Draft(s) is/are to be accompanied by the Authority's notarized certification stating: "1) SPS Investments, LC has failed to comply with the terms of the Agreement; 2) the undersigned is the Executive Director of the Albuquerque Bernalillo County Water Utility Authority and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 100% of the estimated cost of SPS's portion of completing the improvements specified in the Agreement."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between Payment Date established in the Agreement:] December 1, 2005 and [30 days thereafter:] December 31, 2005.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No._____of [name of financial institution:] _____ [city:] _____, [state:] _____, dated _____, 20____and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

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

1. The Authority's notification of SPS's failure to comply with the terms of the Agreement, and payment by Certified Check from [Financial Institution:] _____ to the Authority of 100% of the Authority's estimated costs of completing the improvements specified in the Agreement; or

2. Expiration of the date [30 days after the Payment Date] _____, 20___; or

3. Written termination of this Letter of Credit by the Authority, signed by its Executive Director.

This Letter of Credit will terminate at 5:00 o'clock p.m., New Mexico time, [date 30 days after Payment Date:] December 31, 2005.

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

Very truly yours,

[name of financial institution:]

_____

By:_____
Title:_____
Date:

ACCEPTED:

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

By: _____
Mark S. Sanchez
Executive Director -
Albuquerque Bernalillo County Water Utility Authority
Date:_____

Current DRC
Project Number: _____

FIGURE 12
INFRASTRUCTURE LIST

Claire

Date Submitted: 4/25/2005
Date Site Plan Approved:
Date Preliminary Plat Approved: 4/27/05
Date Preliminary Plat Expires: 4/27/06
DRB Project No.: 1003470
DRB Application No.: 04DRB-01523

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

ORIGINAL

VISTA VIEJA, UNIT 1
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 1, BULK LAND PLAT of VISTA VIEJA SUBDIVISION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		40' F-F	Res. Paving w/ C&G, 6' sidewalk- N side (Trail in Open Space- S side)	Vista Vieja Avenue, NW	81st Street, NW	1700' to the West boundary of Vista Vieja Phase 1	/	/	/
		32' F-F (40' F-F Vista Vieja to Breezy Point)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (6' Vista Vieja to Breezy Point) deferred along lot fronts.	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	1300' to the North boundary of Vista Vieja Phase 1	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Breezy Point Road, NW	Old Mesa Drive, NW	Vista del Sol Drive, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Old Mesa Drive, NW	Hawk Eye Road, NW	Alley ending the street at North boundary of Phase 1.	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Go West Road, NW	Tierra Vieja Street, NW	Lava Rock Drive, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Lava Rock Drive, NW	Hawk Eye Road, NW	Go West Road, NW	/	/	/

⚠1 28' F-F RES PAVING W/C&G VISTA ANTIGUA DR VISTA VIEJA WILD DUNES RD
4' SIDEWALK BOTH SIDES
(DEFERRED)

⚠2 28' F-F Res. Paving w/C&G Petros Ave, NW Mesa Top Rd, NW Hawe Eye Rd, NW

ORIGINAL

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		28' F-F (32' NW of Old Mesa Dr.)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Hawk Eye Road, NW	Tierra Vieja Street, NW	Petros Ave., NW	/	/	/
		28' F-F (32' W of Tierra Vieja St.)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Mesa Top Road, NW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		28' F-F (32' W of Tierra Vieja St.)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Wild Dunes Road, MW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Tierra Vieja Street, NW	Mesa Top Road, NW	Go West Road, NW	/	/	/
			WATER – 3W WATER PRESSURE ZONE						
		12" Dia.	Waterline w/ Appurtenances	Vista Vieja Ave., NW & Tract "A" easement	81st Street, NW	Mesa Top Road, NW	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	1300' to the North boundary of Vista Vieja Phase 1	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Alley	Vista del Sol Dr., NW	Lava Rock Dr., NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Old Mesa Drive, NW	Hawk Eye Road, NW	Alley ending the street at North boundary of Phase 1.	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Go West Road, NW	Tierra Vieja Street, NW	Lava Rock Drive, NW	/	/	/
		③ ~~8"~~ ~~10"~~ Dia.V. Vieja to Hawk Eye/ ~~8"~~ Dia.	Waterline w/ Appurtenances	Lava Rock Drive, NW	Hawk Eye Road, NW	~~Go West Road,~~ NW Alley	/	/	/
		④ ~~10"~~ 10" Dia.	Waterline w/ Appurtenances	Hawk Eye Road, NW	Tierra Vieja Street, NW	Petros Ave., NW	/	/	/
		② 8"							
		10" Dia.	Waterline w/ Appurtenances	Mesa Top Road, NW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Wild Dunes Road, MW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Tierra Vieja Street, NW	Wild Dunes Road, MW	Go West Road, NW	/	/	/

① 10" DIA WATERLINE VISTA ANTIGUA MESA TOP RD WILD DUNES RD

② 10" dia Waterline w/ Petros Mesa Top Rd Hawk Eye Rd

ORIGINAL

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER			(2) Petros Ave			
		10" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Vista Vieja Ave., NW & Tract "A" easement	81st Street, NW	~~Mesa Top Road~~, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	1100' north along Vista del Sol Drive, NE	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Breezy Point Road, NW	Vista del Sol Drive, NW	Old Mesa Drive, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Old Mesa Drive, NW	Breezy Point Road, NW	Alley ending the street at North boundary of Phase 1.	/	/	/
		8" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Go West Road, NW	50' west of Tierra Vieja Street, NW	Lava Rock Drive, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Lava Rock Drive, NW	Hawk Eye Road, NW	Go West Road, NW	/	/	/
		10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Hawk Eye Road, NW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		(2) 10"/8"	SAS	Petros	Hawk Eye	Mesa Top			
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Mesa Top Road, NW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Wild Dunes Road, MW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Tierra Vieja Street, NW	Hawk Eye Road, NW	300' north along Tierra Vieja Street, NW	/	/	/
			DRAINAGE						
		60"/ 54"/ 48" Dia.	Storm Drain w/ Inlets & Appurtenances	Vista Vieja Avenue, NW	81st Street, NW	Intersection Vista Vieja Ave., NW & Vista del Sol Dr., NW	/	/	/
		54"/ 48" Dia.	Storm Drain w/ Inlets & Appurtenances	Vista Vieja Ave., NW & Parcel B (Common Area)	Vista Vieja Avenue, NW	Petros Ave., NW	/	/	/
		36"/ 24" Dia.	Storm Drain w/ Inlets & Appurtenances	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	Inlets at returns on Breezy Point Road, NW	/	/	/
		42"/ 36"/ 30" Dia.	Storm Drain w/ Inlets & Appurtenances	Petros Ave., NW	Mesa Top Road, NW	Hawk Eye Road, NW with inlets at Wild Dunes Road, NW	/	/	/

ORIGINAL

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			DRAINAGE						
		36" Dia.	Storm Drain w/ Inlets & Appurtenances	Mesa Top Road, NW	Petros Ave., NW	Inlets at returns on Vista Antigua Drive, NW	/	/	/
		30" Dia.	Storm Drain w/ Inlets & Appurtenances	Hawk Eye Road, NW	Petros Ave., NW	Inlets at upstream returns on Old Mesa Drive, NW	/	/	/
		10' Bottom Width w/ 2:1 Side Slopes	Earthen Ditch and 18 AF temp Retention Pond w/ Agreement & Covenant	Commons Areas within future phases of Vista Vieja	West side of Kassuba-Montbel Lands	Boca Negra Arroyo at northeast limit of site	/	/	/

NOTES

1 Landscape Maintenance Agreement for landscaping in the public right-of-way.

2 Perimeter walls per DRB approved perimeter wall design.

3 Wall & Landscaping Certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.

4 Engineer's Certification of Grading Plan required for release of SIA and Financial Guarantees.

5 Approved Letter of Map Revision (LOMR) is required for release of SIA and Financial Guarantees.

6 Trail system will be privately maintained under a landscape maintenance agreement with the City of Albuquerque.

7 ALL PUBLIC STREETS REQUIRE LANDSCAPING BETWEEN BACK OF CURB AND SIDEWALK.

AGENT/OWNER

Robert MacLake, PE (Agent) **NAME**

Wilson & Company, Inc., 4900 Lang Ave NE

Albuquerque, NM 87109

FIRM

SIGNATURE - date

AGENT/OWNER

NAME

FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sherman Patton 4/27/05

DRB CHAIR - date

Christina Sandoval 4/27/05

PARKS & GENERAL SERVICES - date

4-27-05

TRANSPORTATION DEVELOPMENT - date

Bradley L. Bingham 4/27/05

CITY ENGINEER - date

Robert Shean 4/27/05

UTILITY DEVELOPMENT - date

_____ **- date**

ORIGINAL

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	8/08/05			
2	8-12-05			

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z		
		SUBDIVISION	
X			Major Subdivision action
____			Minor Subdivision action
____			Vacation
____			Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN	
____			for Subdivision Purposes
____			for Building Permit
____			IP Master Development Plan
____			Cert. of Appropriateness (LUCC)
		STORM DRAINAGE	
____			Storm Drainage Cost Allocation Plan
	V		
		ZONING & PLANNING	
		____	Annexation
		____	County Submittal
		____	EPC Submittal
		____	Zone Map Amendment (Establish or Change Zoning)
P		____	Sector Plan (**Phase I, II, III**)
		____	Amendment to Sector, Area, Facility or Comprehensive Plan
		____	Text Amendment (Zoning Code/Sub Regs)
		____	Street Name Change (Local & Collector)
L	A	**APPEAL / PROTEST of...**	
D		____	Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: SCOTT SCHIABOR, SPS, LC PHONE: 828-9900

ADDRESS: 8300 CARMEL NE FAX: 828-9901

CITY: ALBUQUERQUE NM STATE NM ZIP 87122 E-MAIL:

Proprietary interest in site: OWNER List all owners:

AGENT (if any): WILSON & COMPANY, INC (ROBERT MAC LAKE) PHONE: 348-4000

ADDRESS: 4900 LANG AVE. NE FAX: 348-4055

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:

DESCRIPTION OF REQUEST: TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

Lot or Tract No. TRACT 1 VISTA VIEJA SUBDIVISION Block: Unit: 1

Subdiv. / Addn. VISTA VIEJA SUBDIVISION

Current Zoning: R-1 Proposed zoning:

Zone Atlas page(s): D-9-Z No. of **existing** lots: 1 TRACT No. of **proposed** lots: 142 LOTS

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

Within city limits? ___Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill?

UPC No. 100906339718140115 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: WEST OF 81ST STREET, SOUTH OF SCENIC

Between: 81ST STREET and ALBERICOQUE, PL. NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 04DRB00825

04DRB01460

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

SIGNATURE DATE 8.9.05

(Print) ROBERT MACLAKE ___ Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

		Application case numbers	Action	S.F.	Fees
☐	**INTERNAL ROUTING**				
☑	All checklists are complete	05DRB-____-01289	TDS	V	$ 0
☑	All fees have been collected	____-____-____	CMF	___	$ 20.00
☑	All case #s are assigned	____-____-____	____	___	$ ____
☑	AGIS copy has been sent	____-____-____	____	___	$ ____
☑	Case history #s are listed	____-____-____	____	___	$ ____
☑	Site is within 1000ft of a landfill	____-____-____	____	___	$ ____
☐	F.H.D.P. density bonus				Total
☐	F.H.D.P. fee rebate	Hearing date 8/24/05			$ 20.00

Planner signature / date 8/9/05

Project # ~~1004355~~ 1003470

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
__ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
__ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

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

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

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

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

ROBERT MACLAKE
Applicant name (print)

9. Aug. 05
Applicant signature / date

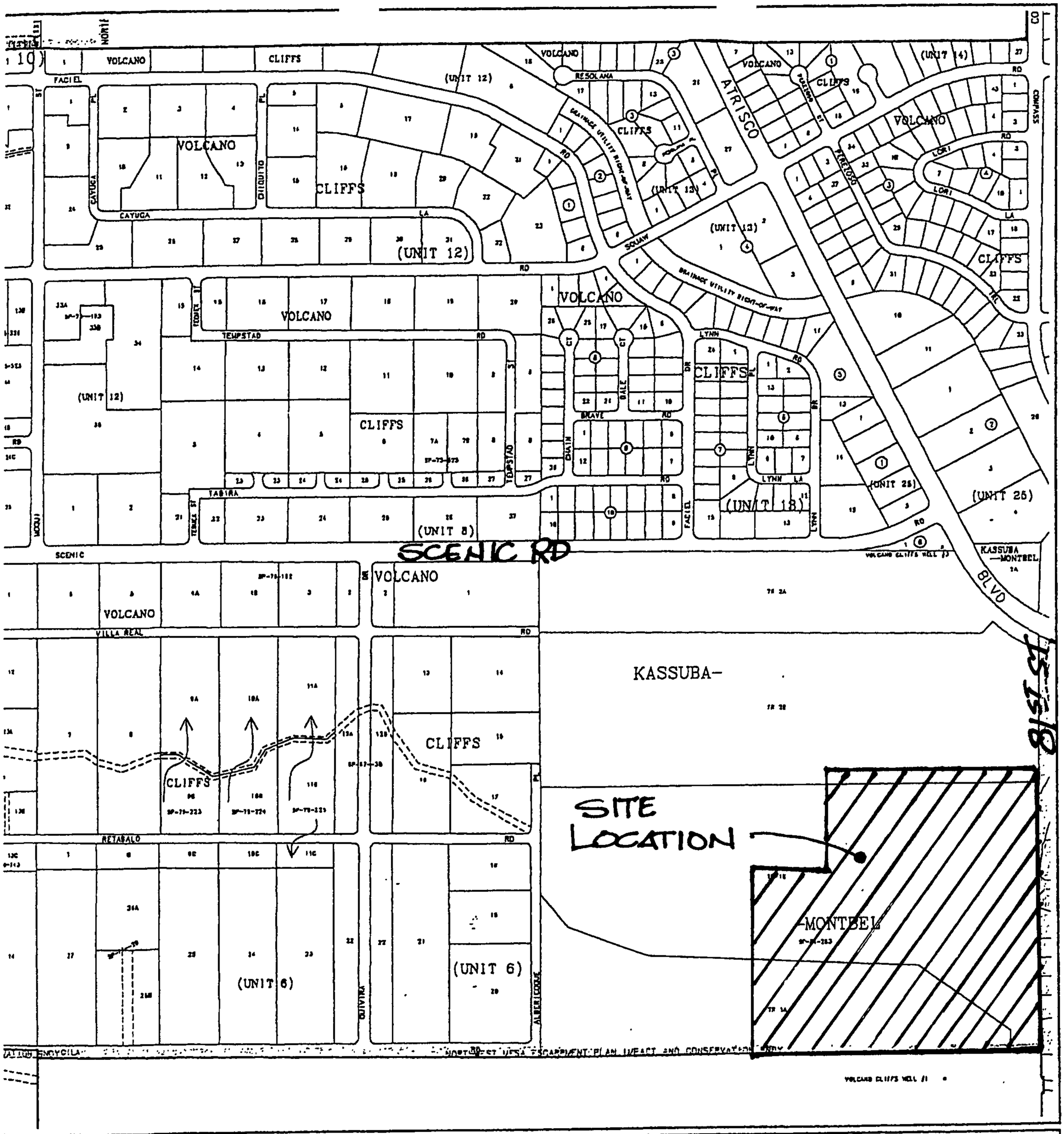
Form revised 4/03, 10/03 and JUNE 2005

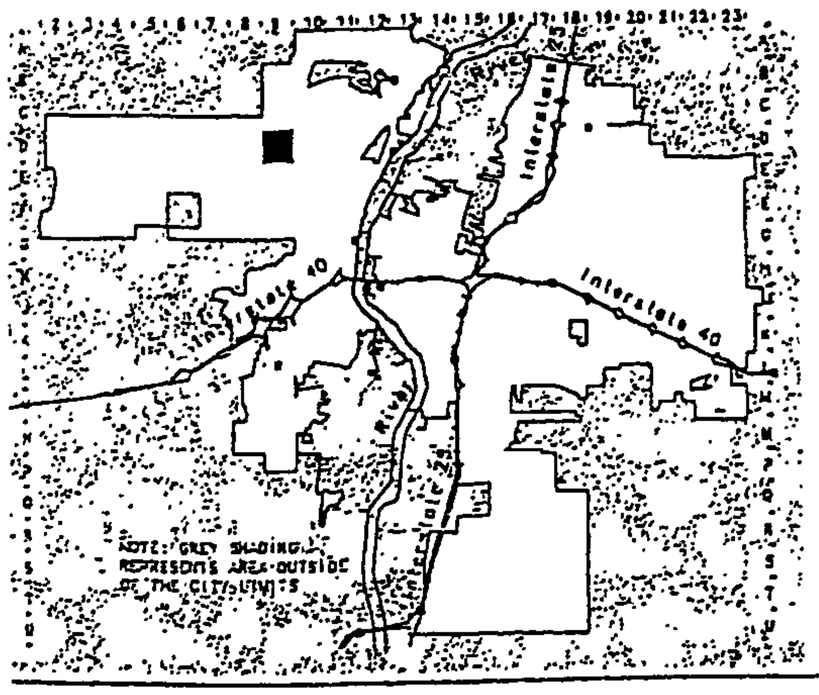
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
05 DRB - _____ - 01289
_____ - _____ - _____
_____ - _____ - _____

Andrew Garcia
Planner signature / date

Project # ~~1004355~~ 1003470





CITY OF
Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

D-9-Z

Map Amended through January 21, 2003

WILSON
&COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
San Diego

Wilson & Company
Latin America, LLC

Ms. Sheran Matson, AICP
Development Review Board Chair
City of Albuquerque

RE: **Final Plat- Vista Vieja Phase 1**
Wilson & Company, Inc. File X3-218-078

August 9, 2005

Dear Ms. Matson:

Enclosed please find required submittals for the Temporary Deferral of Sidewalk Construction- Vista Vieja Unit 1, for DBR review and approval.

The sidewalk deferral exhibit is revised from the previous exhibit to show deferred construction of all sidewalks within Phase 1. Sidewalks will be constructed when individual lots are developed. This submittal is to accompany the pending submittal for Final Plat approval for Vista Vieja Unit 1.

If there is any question regarding this request, please contact me at 348-4024. Thank you.

Wilson & Company

Robert MacLake, P.E.

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

PAID RECEIPT

APPLICANT NAME Scott Schlabor, SPS, LC

AGENT Wilson & Company, Inc

ADDRESS 4900 Lang Ave NE

PROJECT & APP # 1004355 / 05 DRB 01289

PROJECT NAME Vista Vieja

$ 20.00 **441032/3424000 Conflict Management Fee**

$ _____ **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 20.00 **TOTAL AMOUNT DUE**

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

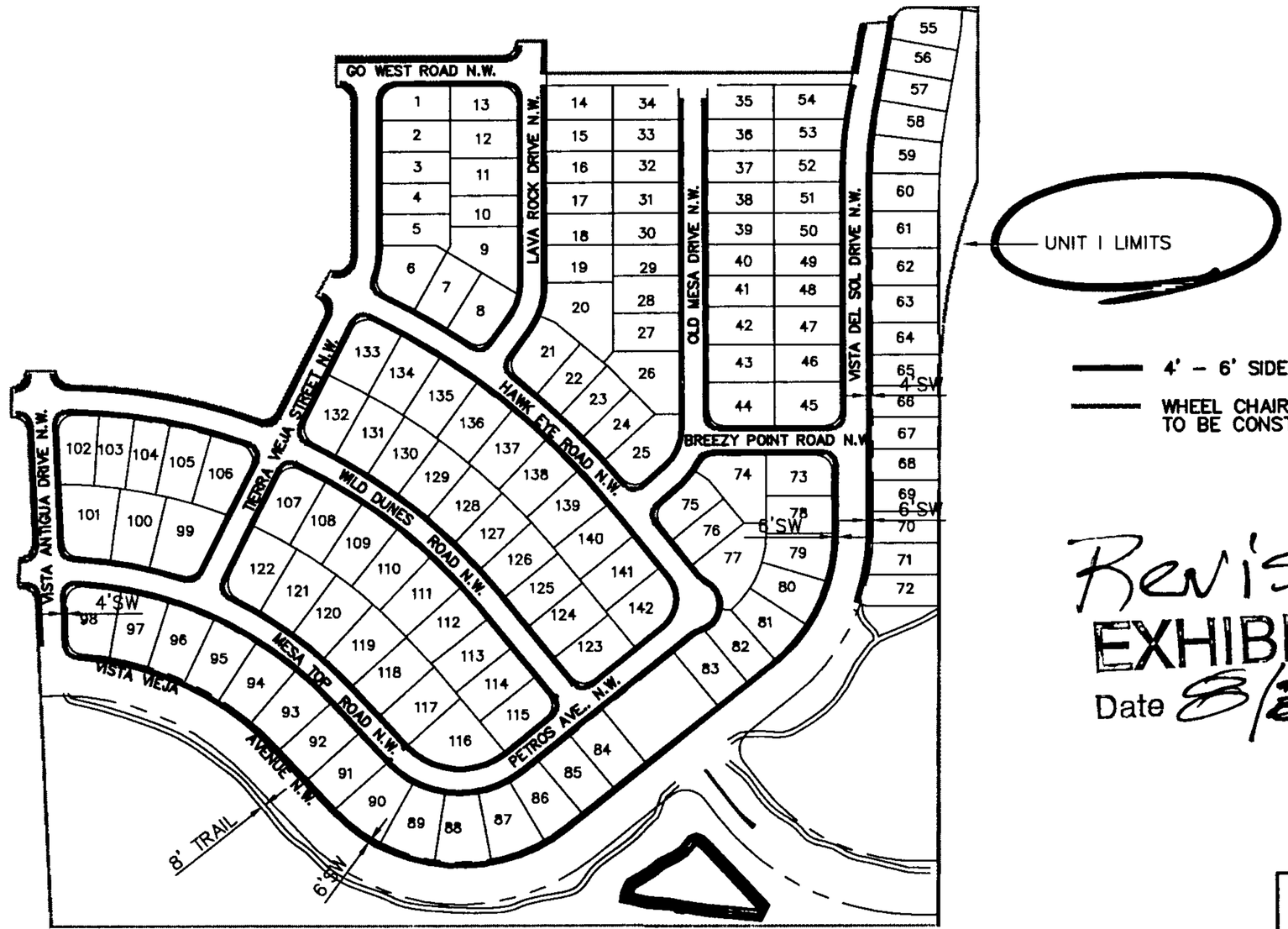
Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

8/9/2005 12:04PM LOC: ANNX
RECEIPT# 00047516 WS# 007 TRANS# 0021
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $20.00
J24 Misc
$20.00
VI $20.00
CHANGE $0.00
Thank You

FUTURE
UNIT 2

FUTURE
UNIT 4



UNIT 1 LIMITS

4' – 6' SIDEWALK TO BE DEFERRED

WHEEL CHAIR RAMPS
TO BE CONSTRUCTED WITH ROADWAY

Revised
EXHIBIT C
Date 8/24/05

GRAPHIC SCALE

200 0 100 200

(IN FEET)
SCALE 1"=200'

WILSON & COMPANY
4900 LANG AVE. NE
SUITE 100
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

VISTA VIEJA
SUBDIVISION UNIT 1

SIDEWALK DEFERRAL
EXHIBIT

DESIGN RSM	WOEA NO. X3218078	DATE APRIL 2005	
DRAWN STAFF	PROJECT NO. N/A	SHEET NO. 1 OF 1	
CHECK DSA			

X:\Public\PROJECTS\X3218078\W\Exhibits\8378SV_DEFERRAL.dwg 7/1/2005 32041 PM MST

Current DRC
Project Number: _____

FIGURE 12
INFRASTRUCTURE LIST

Claire

Date Submitted: 4/25/2005
Date Site Plan Approved:
Date Preliminary Plat Approved: 4/27/05
Date Preliminary Plat Expires: 4/27/06
DRB Project No.: 1003470
DRB Application No.: 04DRB01523

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

ORIGINAL

VISTA VIEJA, UNIT 1
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 1, BULK LAND PLAT of VISTA VIEJA SUBDIVISION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		40' F-F	Res. Paving w/ C&G, 6' sidewalk- N side (Trail in Open Space- S side)	Vista Vieja Avenue, NW	81st Street, NW	1700' to the West boundary of Vista Vieja Phase 1	/	/	/
		32' F-F (40' F-F Vista Vieja to Breezy Point)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (6' Vista Vieja to Breezy Point) deferred along lot fronts.	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	1300' to the North boundary of Vista Vieja Phase 1	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Breezy Point Road, NW	Old Mesa Drive, NW	Vista del Sol Drive, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Old Mesa Drive, NW	Hawk Eye Road, NW	Alley ending the street at North boundary of Phase 1.	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Go West Road, NW	Tierra Vieja Street, NW	Lava Rock Drive, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Lava Rock Drive, NW	Hawk Eye Road, NW	Go West Road, NW	/	/	/

⚠ 28' F-F RES PAVING W/C&G VISTA ~~ANTIGUA~~ DR VISTA VIEJA WILD DUNES RD
4' SIDEWALK BOTH SIDES
(DEFERRED)

/

ORIGINAL

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		28' F-F (32' NW of Old Mesa Dr.)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Hawk Eye Road, NW	Tierra Vieja Street, NW	Petros Ave., NW	/	/	/
		28' F-F (32' W of Tierra Vieja St.)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Mesa Top Road, NW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		28' F-F (32' W of Tierra Vieja St.)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Wild Dunes Road, MW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Tierra Vieja Street, NW	Mesa Top Road, NW	Go West Road, NW	/	/	/
			WATER - 3W WATER PRESSURE ZONE						
		12" Dia.	Waterline w/ Appurtenances	Vista Vieja Ave., NW & Tract "A" easement	81st Street, NW	Mesa Top Road, NW	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	1300' to the North boundary of Vista Vieja Phase 1	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Alley	Vista del Sol Dr., NW	Lava Rock Dr., NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Old Mesa Drive, NW	Hawk Eye Road, NW	Alley ending the street at North boundary of Phase 1.	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Go West Road, NW	Tierra Vieja Street, NW	Lava Rock Drive, NW	/	/	/
		10" Dia.V. Vieja to Hawk Eye/ 8" Dia.	Waterline w/ Appurtenances	Lava Rock Drive, NW	Hawk Eye Road, NW	Go West Road, NW	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Hawk Eye Road, NW	Tierra Vieja Street, NW	Petros Ave., NW	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Mesa Top Road, NW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Wild Dunes Road, MW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Tierra Vieja Street, NW	Wild Dunes Road, MW	Go West Road, NW	/	/	/

△ 10" DIA WATERLINE VISTA ANTIGUA MESA TOP RD WILD DUNES RD

ORIGINAL

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
		10" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Vista Vieja Ave., NW & Tract "A" easement	81st Street, NW	Mesa Top Road, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	1100' north along Vista del Sol Drive, NE	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Breezy Point Road, NW	Vista del Sol Drive, NW	Old Mesa Drive, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Old Mesa Drive, NW	Breezy Point Road, NW	Alley ending the street at North boundary of Phase 1.	/	/	/
		8" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Go West Road, NW	50' west of Tierra Vieja Street, NW	Lava Rock Drive, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Lava Rock Drive, NW	Hawk Eye Road, NW	Go West Road, NW	/	/	/
		10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Hawk Eye Road, NW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Mesa Top Road, NW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Wild Dunes Road, MW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Tierra Vieja Street, NW	Hawk Eye Road, NW	300' north along Tierra Vieja Street, NW	/	/	/
			DRAINAGE						
		60"/ 54"/ 48" Dia.	Storm Drain w/ Inlets & Appurtenances	Vista Vieja Avenue, NW	81st Street, NW	Intersection Vista Vieja Ave., NW & Vista del Sol Dr., NW	/	/	/
		54"/ 48" Dia.	Storm Drain w/ Inlets & Appurtenances	Vista Vieja Ave., NW & Parcel B (Common Area)	Vista Vieja Avenue, NW	Petros Ave., NW	/	/	/
		36"/ 24" Dia.	Storm Drain w/ Inlets & Appurtenances	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	Inlets at returns on Breezy Point Road, NW	/	/	/
		42"/ 36"/ 30" Dia.	Storm Drain w/ Inlets & Appurtenances	Petros Ave., NW	Mesa Top Road, NW	Hawk Eye Road, NW with inlets at Wild Dunes Road, NW	/	/	/

ORIGINAL

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			DRAINAGE						
		36" Dia.	Storm Drain w/ Inlets & Appurtenances	Mesa Top Road, NW	Petros Ave., NW	Inlets at returns on Vista Antigua Drive, NW	/	/	/
		30" Dia.	Storm Drain w/ Inlets & Appurtenances	Hawk Eye Road, NW	Petros Ave., NW	Inlets at upstream returns on Old Mesa Drive, NW	/	/	/
		10' Bottom Width w/ 2:1 Side Slopes	Earthen Ditch and 18 AF temp Retention Pond w/ Agreement & Covenant	Commons Areas within future phases of Vista Vieja	West side of Kassuba-Montbel Lands	Boca Negra Arroyo at northeast limit of site	/	/	/

NOTES

1 Landscape Maintenance Agreement for landscaping in the public right-of-way.

2 Perimeter walls per DRB approved perimeter wall design.

3 Wall & Landscaping Certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.

4 Engineer's Certification of Grading Plan required for release of SIA and Financial Guarantees.

5 Approved Letter of Map Revision (LOMR) is required for release of SIA and Financial Guarantees.

6 Trail system will be privately maintained under a landscape maintenance agreement with the City of Albuquerque.

7 ALL PUBLIC STREETS REQUIRE LANDSCAPING BETWEEN BACK OF CURB AND SIDEWALK.

AGENT/OWNER

Robert MacLake, PE (Agent) **NAME**

Wilson & Company, Inc., 4900 Lang Ave NE

Albuquerque, NM 87109

FIRM

SIGNATURE - date

AGENT/OWNER

NAME

FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sherman Patton 4/27/05

DRB CHAIR - date

Christina Sandoval 4/27/05

PARKS & GENERAL SERVICES - date

4-27-05

TRANSPORTATION DEVELOPMENT - date

Bradley L. Bingham 4/27/05

CITY ENGINEER - date

4/27/05

UTILITY DEVELOPMENT - date

_____ **- date**

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
					ORIGINAL				

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	8/08/05			

Current DRC
Project Number: _____

FIGURE 12
INFRASTRUCTURE LIST

Date Submitted: 4/25/2005
Date Site Plan Approved:
Date Preliminary Plat Approved: 4/27/05
Date Preliminary Plat Expires: 4/27/06
DRB Project No.: 1003470
DRB Application No.: 04DRB01523

5

ORIGINAL

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

VISTA VIEJA, UNIT 1
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 1, BULK LAND PLAT of VISTA VIEJA SUBDIVISION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		40' F-F	Res. Paving w/ C&G, 6' sidewalk- N side (Trail in Open Space- S side)	Vista Vieja Avenue, NW	81st Street, NW	1700' to the West boundary of Vista Vieja Phase 1	/	/	/
		32' F-F (40' F-F Vista Vieja to Breezy Point)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (6' Vista Vieja to Breezy Point) deferred along lot fronts.	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	1300' to the North boundary of Vista Vieja Phase 1	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Breezy Point Road, NW	Old Mesa Drive, NW	Vista del Sol Drive, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Old Mesa Drive, NW	Hawk Eye Road, NW	Alley ending the street at North boundary of Phase 1.	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Go West Road, NW	Tierra Vieja Street, NW	Lava Rock Drive, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Lava Rock Drive, NW	Hawk Eye Road, NW	Go West Road, NW	/	/	/

ORIGINAL

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		28' F-F (32' NW of Old Mesa Dr.)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Hawk Eye Road, NW	Tierra Vieja Street, NW	Petros Ave., NW	/	/	/
		28' F-F (32' W of Tierra Vieja St.)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Mesa Top Road, NW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		28' F-F (32' W of Tierra Vieja St.)	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Wild Dunes Road, MW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Tierra Vieja Street, NW	Mesa Top Road, NW	Go West Road, NW	/	/	/
			WATER – 3W WATER PRESSURE ZONE						
		12" Dia.	Waterline w/ Appurtenances	Vista Vieja Ave., NW & Tract "A" easement	81st Street, NW	Mesa Top Road, NW	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	1300' to the North boundary of Vista Vieja Phase 1	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Alley	Vista del Sol Dr., NW	Lava Rock Dr., NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Old Mesa Drive, NW	Hawk Eye Road, NW	Alley ending the street at North boundary of Phase 1.	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Go West Road, NW	Tierra Vieja Street, NW	Lava Rock Drive, NW	/	/	/
		10" Dia.V. Vieja to Hawk Eye/ 8" Dia.	Waterline w/ Appurtenances	Lava Rock Drive, NW	Hawk Eye Road, NW	Go West Road, NW	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Hawk Eye Road, NW	Tierra Vieja Street, NW	Petros Ave., NW	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Mesa Top Road, NW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Wild Dunes Road, MW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Tierra Vieja Street, NW	Wild Dunes Road, MW	Go West Road, NW	/	/	/

ORIGINAL

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		SANITARY SEWER							
		10" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Vista Vieja Ave., NW & Tract "A" easement	81st Street, NW	Mesa Top Road, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	1100' north along Vista del Sol Drive, NE	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Breezy Point Road, NW	Vista del Sol Drive, NW	Old Mesa Drive, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Old Mesa Drive, NW	Breezy Point Road, NW	Alley ending the street at North boundary of Phase 1.	/	/	/
		8" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Go West Road, NW	50' west of Tierra Vieja Street, NW	Lava Rock Drive, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Lava Rock Drive, NW	Hawk Eye Road, NW	Go West Road, NW	/	/	/
		10" Dia.	Sanitary Sewer w/ MH & Appurtenances	Hawk Eye Road, NW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Mesa Top Road, NW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Wild Dunes Road, MW	West boundary of Vista Vieja Phase 1	Petros Ave., NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Tierra Vieja Street, NW	Hawk Eye Road, NW	300' north along Tierra Vieja Street, NW	/	/	/
		DRAINAGE							
		60"/ 54"/ 48" Dia.	Storm Drain w/ Inlets & Appurtenances	Vista Vieja Avenue, NW	81st Street, NW	Intersection Vista Vieja Ave., NW & Vista del Sol Dr., NW	/	/	/
		54"/ 48" Dia.	Storm Drain w/ Inlets & Appurtenances	Vista Vieja Ave., NW & Parcel B (Common Area)	Vista Vieja Avenue, NW	Petros Ave., NW	/	/	/
		36"/ 24" Dia.	Storm Drain w/ Inlets & Appurtenances	Vista del Sol Drive, NW	Vista Vieja Avenue, NW	Inlets at returns on Breezy Point Road, NW	/	/	/
		42"/ 36"/ 30" Dia.	Storm Drain w/ Inlets & Appurtenances	Petros Ave., NW	Mesa Top Road, NW	Hawk Eye Road, NW with inlets at Wild Dunes Road, NW	/	/	/

ORIGINAL

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			DRAINAGE						
		36" Dia.	Storm Drain w/ Inlets & Appurtenances	Mesa Top Road, NW	Petros Ave., NW	Inlets at returns on Vista Antigua Drive, NW	/	/	/
		30" Dia.	Storm Drain w/ Inlets & Appurtenances	Hawk Eye Road, NW	Petros Ave., NW	Inlets at upstream returns on Old Mesa Drive, NW	/	/	/
		10' Bottom Width w/ 2:1 Side Slopes	Earthen Ditch and 18 AF temp Retention Pond w/ Agreement & Covenant	Commons Areas within future phases of Vista Vieja	West side of Kassuba-Montbel Lands	Boca Negra Arroyo at northeast limit of site	/	/	/

NOTES

1 Landscape Maintenance Agreement for landscaping in the public right-of-way.

2 Perimeter walls per DRB approved perimeter wall design.

3 Wall & Landscaping Certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.

4 Engineer's Certification of Grading Plan required for release of SIA and Financial Guarantees.

5 Approved Letter of Map Revision (LOMR) is required for release of SIA and Financial Guarantees.

6 Trail system will be privately maintained under a landscape maintenance agreement with the City of Albuquerque.

7 ALL PUBLIC STREETS REQUIRE LANDSCAPING BETWEEN BACK OF CURB AND SIDEWALK.

AGENT/OWNER

Robert MacLake, PE (Agent) **NAME**

Wilson & Company, Inc., 4900 Lang Ave NE

Albuquerque, NM 87109

FIRM

SIGNATURE - date

AGENT/OWNER

NAME

FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sherman Patton 4/27/05

DRB CHAIR - date

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PARKS & GENERAL SERVICES - date

4-27-05

TRANSPORTATION DEVELOPMENT - date

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CITY ENGINEER - date

4/27/05

UTILITY DEVELOPMENT - date

_____ **- date**

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer

ORIGINAL

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Sheran A. Matson

11/10/04 12:37 PM

To: rsmaclake@wilsonco.com
cc:
cc:
Subject: Vista Vieja Perimater walls

Robert

The elevations on the wall submittal are too small to read and the maximum height doesn't seem to be there. Please resubmit the elevations on a separate sheet so they are readable. Make sure the paper size for the 2 pages does not exceed 11" by 17". Also there is required identifying information which is not on the submittal. Please refer to the wall submittal requirements...2 page document.

I would like to have the resubmittal by December 1st to have time to review it & let you know if there are any further corrections needed.

Call me if you have questions.

Sheran

Lora Anne Lucero, AICP, Esq.

P. O. Box 7638 Albuquerque NM 87194 LoraLucero@aol.com 505.247.0844 voice/fax

November 17, 2004

TO: Members of the Albuquerque Bernalillo Water Utility Authority
C/O Councilor Debbie O'Malley (VIA Facsimile - 768-3227)

FROM: Lora Lucero, AICP, Esq.

RE: Vista Vieja Agreement

I have reviewed F/S R-04-26 and the Agreement (Exhibit 1) for this project and have a number of questions and concerns. In the interest of brevity, I'll simply enumerate them and ask that my letter be entered into the record of the meeting this evening if I'm unable to attend.

1. <u>It is premature for the Authority to take action on this request</u>. The City has taken no action on this project, either at the DRB level, EPC or City Council. Therefore, we don't know what kind of project may ultimately be approved by the City. The applicant should be instructed to obtain City land use development approvals prior to commitments for utility extensions.

Site Plan approval

2. <u>The proposed Vista Vieja subdivision doesn't comply with the requirement for cluster housing.</u> F/S R-04-26 mentions cluster housing as a requirement for extension of water service in three different places (page 1, line 15; page 2, lines 6 and 23). The City's adopted plans for this area require cluster housing (West Side Strategic Plan). I have reviewed the proposed site development plan for this subdivision and it does not provide cluster housing. This demonstrates another reason why the City should make the final land use development decisions for this property before water utility extensions are considered.

3. <u>Are the Master Planned water and sewer lines in the City's CIP</u>? The Water and Sewer System Extension Policies (codified at § 3-5-10 of the city code) requires that the developer who designs and builds the water utility facilities be reimbursed for the excess cost but not until those facilities are approved as city projects in the CIP and are funded. On Monday this week, the city council members of this Authority reaffirmed that position when it adopted the impact fee ordinances. I don't know whether these Master Planned water and sewer lines are in the City's CIP but the agreement appears to indicate that the developer will begin receiving reimbursement immediately. [§ 3-5-15(d)(2)(b)]

4. Is the reimbursement schedule equitable? Exhibit D of the agreement appears to indicate that the estimated project costs eligible for reimbursement = $734,135 or $1087 per unit if the City ends up approving 675 dwelling units. The example indicates the developer will be reimbursed in the amount of $2,619 per unit (the current UEC paid per new account). Therefore, the agreement provides an accelerated repayment to the developer, who will be fully reimbursed long before he completes building 675 units. If my calculations are correct, only after the developer is fully reimbursed will the city begin to realize any revenue stream, probably after 280 or so homes have been built. Is this fair? Is this consistent with the "no net cost" policy?

5. Why is the developer of Vista Vieja required to pay a different proportionate share of the pump station than the Legacy development? I believe Legacy has to pay 25% of the costs of the pump station while Exhibit D indicates the developer of Vista Vieja will be required to pay 16.875%. Legacy has 704 units and Vista Vieja is proposing 675 units. So Vista Vieja's proportionate share of the pump station should be approximately 24%, not 16.875%

In summary, this project should be deferred until the City has taken appropriate action on the land use development applications. I believe the "no net expense" policy is subjective and too ambiguous to provide sufficient guidance in circumstances like the present agreement. The Water Utility Authority should draft implementation principles for the "No Net Expense" policy so that the public has greater clarity about what the policy means and staff has greater clarity about how to implement the policy. Surely, the policy doesn't mean the developer should receive accelerated repayment for a project that is not in the City's CIP.

Lora A. Lucero, AICP, Esq.

cc. Mark Sanchez, Director of Water Utility Authority,
Laura Mason, Director of Council Services, fax: 768-3227
Richard Dineen, City Planning Director, fax: 924-3339

AGREEMENT
(Vista Vieja Transmission Waterlines and Sanitary Sewerlines)

ALBUQUERQUE BERNALILLO WATER UTILITY AUTHORITY, also known as ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (the "Authority") and SPS INVESTMENTS, LC, a New Mexico limited liability company ("SPS"), agree:

1. **Recitals**.

A. SPS is the owner of a 153.915-acre, 675 (maximum) -unit proposed subdivision located in Bernalillo County, New Mexico, referred to as Vista Vieja (the "Development").

B. The City of Albuquerque ("City") in its 1997 Decade Plan approved on April 25, 1997, as Enactment No. 44-1997, R-171, identified a need to construct a Pump Station ("Pump Station") and associated Transmission Line in order to provide water service to land identified in the Decade Plan as Volcano Trunk Zones, 3W/4W and other lands in the City. Additionally, Transmission Waterlines ("Transmission Waterlines") are required as a part of the 3W/4W Volcano Trunk System. Such Transmission Waterlines are within and abut the Development.

C. As part of Special Assessment District 227, the City of Albuquerque has constructed the Pump Station and it is appropriate that SPS, as a condition to the approval of the Development, make a cash payment to the Authority in the amount of $295,375.00 which amount shall be applied to the design and construction cost of the Pump Station.

D. SPS, in order to provide sufficient water and sewer service to the Development on a timely basis, desires to construct or cause to be constructed, the Transmission Waterlines and Sanitary Sewerlines, under all relevant plans, specifications, requirements, and standards of the City. A map of the Development, reflecting the Transmission Waterlines and Sanitary Sewerlines, and other matters referred to in this Agreement, is attached hereto as Exhibit A and incorporated herein by reference.

E. Pursuant to the City's Water and Sanitary Sewer Extension Policy (Council Bill R-390, enacted 20-1984), the Authority plans to reimburse SPS for the construction of the Transmission Waterlines and Sanitary Sewerlines through the use of water, wastewater enterprise fund system revenues of the City's joint water and sewer system (the "System"). Under no circumstances will general fund sources be used to pay SPS. Nothing in this Agreement will be construed to require the Authority to use general fund sources.

F. The New Mexico Legislature has created the Authority which divests the City of its water and wastewater utility and transfers the utility to the Authority (Senate Bill 887, Chapter 437, Laws of 2003) (the "Act"). Under the Act, this Agreement has been entered into by the Authority as successor in interest to the City.

G. It is anticipated that a future reservoir ("Future Reservoir") will be necessary to service a portion of the Development. In the event any portion of the Development is not

completed prior to completion of the Future Reservoir construction, SPS will be required to pay its pro-rata cost share of the Future Reservoir.

2. **Compliance with Requirements Established in EC-35**

A. SPS shall comply the requirements established by the Executive Communication 35 (EC-35) approved by the City of Albuquerque in 1998 in connection with an Agreement between the City and Legacy Sustainable Developments in that the extension of water service shall not be provided from the Waterline and Pump Station to other developments unless such proposed developments meet requirements such as clustering of housing, the setting aside of permanent common open space, the use of xeriscape landscaping and other water conservation techniques.

3. **Design and Construction of the Transmission Waterlines and Sanitary Sewerlines.**

A. SPS will cause definitive designs and plans of the Transmission Waterlines and Sanitary Sewerlines to be produced which will include estimates of all costs and expenses and all engineering fees. The Transmission Waterlines and Sanitary Sewerlines sizes will be determined by the Water Utility Department of the City prior to the subdivision plat approval for the Development and will connect to the existing waterlines and sanitary sewerlines. SPS will convey, at no expense to the Authority, all necessary real property and grant all easements to the Authority free and clear of all liens, claims, and encumbrances for the construction, operation, and maintenance of the Transmission Waterlines and Sanitary Sewerlines. SPS will obtain all necessary permits, assurances, and approvals from the Authority, the Development Review Board of the City (the "DRB"), the Design Review Committee, and the City, and SPS will deliver a copy of such conveyances, permits, assurances, and approvals to the Authority prior to the start of construction.

B. SPS will complete, or cause to be completed, construction of the Transmission Waterlines and Sanitary Sewerlines, upon a phased basis as approved by the DRB in accordance with City and Authority requirements. The Transmission Waterlines will be located substantially as shown in Exhibit B, and the Sanitary Sewerlines will be located substantially as shown in Exhibit C. Construction of the Transmission Waterlines and Sanitary Sewerlines will be in conformance with the plans approved by the Authority and all applicable plans, specifications, and standards of the Authority. The Authority will approve in advance the engineer's estimate before a contract is put to bid, and the Authority will approve the contractor's bid before the contract is awarded. All construction will be procured through the competitive bidding process.

C. SPS will be responsible for close coordination of the project with the Authority during the design and construction phases, including review of the design details during the design process, and the approval of specifications and contract documents. Estimated costs of design, construction, and engineering fees will be approved by the Authority in writing prior to commencement of final design work. The Authority will have thirty (30) days from the date of submission of the final estimate by SPS to approve the estimate or to object in writing to all or part of the estimate. If the Authority objects, the Authority will give written notice, stating with particularity the nature and basis of each objection. Within thirty (30) days of notice of objection,

SPS will give the Authority written notice that (i) it accepts the objection, in which event SPS will give a revised estimate to the Authority reflecting the Authority's objections, or (ii) it rejects the Authority's objections, in which event SPS will give the Authority written notice stating why SPS will not modify the estimate. If SPS elects to reject the objection of the Authority, the Authority can then accept the estimate without modification or require that the objection be mediated as provided in the Public Works Mediation Act, Section 13-4C-1, NMSA 1978. If the Authority does not object to the estimate within thirty (30) days of submission by SPS the Authority will be deemed to have accepted the estimate. The Water Utility Department of the City will review and approve in a timely manner the plans for construction and cost and expense estimates, to ensure the designs meet Authority standards and follow the guidance provided in the City's Design Manual.

The Authority will be consulted on problems encountered and will have final approval of proposed modifications and change orders during the construction phase.

4. **Payment for and Acquisition of the Transmission Waterlines and Sanitary Sewerlines.**

A. Reimbursement to SPS of the Transmission Waterlines and Sanitary Sewerlines will be financed as specified in Council Bill No. R-390, Enactment No. 20-1984 ("Enactment 20-198 4"), which was adopted by the Authority.

B. SPS will bear the Initial cost for the complete design, construction, construction management, inspection, testing, staking, and fees, and taxes in connection with the Transmission Waterlines and Sanitary Sewerlines.

C. The Authority will reimburse SPS from utility expansion charges for all reasonable, pre-approved, and direct costs associated with the finished Transmission Waterlines and Sanitary Sewerlines in excess of those costs for which SPS is otherwise obligated to pay. The amount of the payment will not include any interest. Costs will include the costs of design, construction (the aggregate amount of the construction contracts awarded), construction management, inspection, testing, staking, all associated fees and taxes, incurred by SPS in the construction of the Transmission Waterlines and Sanitary Sewerlines. The engineering costs of design, construction management, inspection, testing, staking, and the geotechnical investigation and any environmental clearance from the U.S. Park Service and any other applicable federal agencies to be included in amounts subject to reimbursement will be limited to the extent that such costs would have been allowed if engineering services were contracted by the Authority, i.e., limited by the multiplier utilized in the Authority contracts and accounting to standard design fees utilizing ASCE curves.

D. Reimbursement to SPS by the Authority will be on a fiscal year basis, beginning one year after completion of each phase of the Transmission Waterlines and Sanitary Sewerlines conveyance to and acceptance by the Authority of the Transmission Waterlines and Sanitary Sewerlines but not earlier than July 1, 2005. Reimbursement will be provided through the users paying utility expansion charges to the Authority within and outside the Development served by the Transmission Waterlines and Sanitary Sewerlines with the priority set forth in section 12.B. The Authority costs incurred for users to utilize the Transmission Waterlines and Sanitary Sewerlines outside the Development shall be reimbursed to the Authority before the reimbursement to SPS. Upon receipt of eighty percent (80%) of the prorated design and construction costs of the

Transmission Waterlines and Sanitary Sewerlines serving the intervening abutting property, SPS will be reimbursed for the remaining cost of the Transmission Waterlines and Sanitary Sewerlines from the net revenues of the Authority's System. The users will be subject to the water and sewer rates for water and sewer use applicable throughout the service area and as set forth in the applicable Authority ordinances. Reimbursement will be in the form of cash payments computed in accordance with this Agreement. Example calculations are provided in the attached Exhibit D.

E. The Authority reserves the right to accept payment from SPS for design and construction costs, engineering, management fees, and for the construction itself in which event the estimates of costs and fees will be approved in advance by SPS.

F. SPS will provide the Authority with calculations, itemized invoices, receipts, and waivers of liens from subcontractors, together with supporting documentation, on a monthly basis as construction proceeds indicating the amounts that the Authority is or will be obligated to pay. The obligation to reimburse SPS will be contingent upon the timely submission of calculations, itemized invoices, receipts, and supporting documentation and waivers of liens.

G. The Authority shall create a segregated account (the "Account") to deposit the funds received through utility expansion charges, which Account shall be utilized for reimbursement to SPS. The Account shall be made available to SPS for inspection from time to time and shall define the service area for the Transmission Waterlines and Sanitary Sewerlines, as shown in Exhibit E and Exhibit F attached hereto.

H. SPS will not receive any kind of management fee for its services rendered in connection with the design and construction of the Transmission Waterlines and Sanitary Sewerlines. SPS will render these services in consideration for the covenants and obligations of the Authority under this Agreement.

I. In 1993, the New Mexico Legislature enacted the Development Fee Act (§5-8-1 et seq., N.M.S.A. 1978) (the "Act"). The Act authorizes the City to impose impact fees ("Impact Fees") and allow credit for capital improvements, which include, among other things, water and sanitary sewerline improvements. Nothing contained herein shall limit SPS's right to receive credits against any future Impact Fees subsequently imposed upon the Development, if any, for improvements required by the City as a condition of approval of the Development.

J. As partial consideration for the City's or Authority's obligations contained herein, SPS agrees to waive and release the City and the Authority from any claims, suits, actions, or demands, whether ascertained now or in the future, that may be brought pursuant to §5-8-40 of the Act with respect to the Transmission Waterlines and Sanitary Sewerlines.

5 Payment by SPS and Financial Guaranty.

A. SPS agrees to make a cash payment ("Payment") to the Authority in the amount of 16.875 percent (16.875%) of the actual cost of the design and construction of the Pump Station which amount shall include testing, staking, inspection, engineering review fees and construction management. The Authority and SPS agree that the Payment amount is currently estimated at

$295,375.00 ("Estimated Cost"). The Estimated Cost shall be based on the development by SPS for 675 lots within the Development. The Payment shall be reimbursed by the Authority to SPS minus throwaway costs of the Pump Station in the amount of $35,438.00. The Payment will be delivered to the Authority on or before December 1, 2005 ("Payment Date" in the form of a cashier's check.

B. To secure SPS' obligation to make the Payment, SPS shall within ninety (90) days of the date of the final plat approval of the SPS development by the City's Development Review Board provide to the Authority in the form attached as Exhibit G an irrevocable Letter of Credit in the amount of $295,375.00. The Letter of Credit shall provide that in the event SPS fails to deliver the Payment to the Authority on or before December 1, 2005, the Authority shall have the right to make demand on the Letter of Credit at any time within thirty (30) days following December 1, 2005.

6. **Lot Approval Prior to Transmission Waterlines and Sanitary Sewerlines Completion and Payment for Future Reservoir.**

A. The filing of final subdivision plats for lots within each phase of the Development may not occur until the Transmission Waterlines and Sanitary Sewerlines, or that portion of the Transmission Waterlines and Sanitary Sewerlines within or abutting an approved phase of the Development, are or is accepted by the Authority and in service or alternatively financially guaranteed in accordance with § 14-14-5-11 of the City's Subdivision Ordinance. The Transmission Waterlines and Sanitary Sewerlines will be on the DRB approved infrastructure list for all subdivision plat approvals within the Development.

B. SPS agrees to pay its pro-rata share of the design and construction costs of the Future Reservoir in the event any portion of the Development has not received final plat approval prior to the completion of construction of the Future Reservoir.

7 **Acquisition and Ownership of the Transmission Waterlines and Sanitary Sewerlines.**

Upon completion of the construction of the Transmission Waterlines and Sanitary Sewerlines for each phase of the Development to the satisfaction of the Authority, the Authority will accept in writing the Transmission Waterlines and Sanitary Sewerlines for each such phase of the Development, and SPS will convey by appropriate instrument to the Authority title to all of SPS's real and personal property interests in each phase of the Transmission Waterlines and Sanitary Sewerlines so completed, free and clear of all claims, encumbrances, and liens. The Authority will thereby acquire such Transmission Waterlines and Sanitary Sewerlines, which will become part of the Authority's property, fully owned by the Authority. SPS will fully maintain and operate and accept liability for the Transmission Waterlines and Sanitary Sewerlines and the sites upon which they are located prior to acceptance by the Authority. SPS will have no responsibility to maintain or operate the Transmission Waterlines and Sanitary Sewerlines after acceptance by the Authority. During construction of the Transmission Waterlines and Sanitary Sewerlines and until the Transmission Waterlines and Sanitary Sewerlines are accepted by the Authority, SPS will maintain the premises upon which the Transmission Waterlines and Sanitary Sewerlines will be located in a safe condition and agrees, subject to Section 56-7-1, N.M.S.A. 1978, to indemnify the Authority against any claim, action, suits or other proceedings arising out of the construction of the Transmission Waterlines and Sanitary Sewerlines.

A. The Authority will have the right of access to the construction sites of the Transmission Waterlines and Sanitary Sewerlines during construction in order to make inspections at the Authority's discretion, and for the Authority's sole benefit.

8. **Termination**. If construction of the Transmission Waterlines and Sanitary Sewerlines by SPS has not been completed and. accepted by the Authority within seven (7) years of the effective date of this Agreement, this Agreement shall automatically terminate, and the Authority and SPS shall have no further rights, obligations, or liabilities with respect to this Agreement, unless otherwise agreed in writing.

9. **Water for Construction**. During the construction of the Development, water for construction may be obtained from pressure Zone 3W.

A. To the extent relevant and applicable and to the extent there is no conflict with the terms of this Agreement, the usual City procedures and documentation, including the Procedure "A", Procedure "B", and Procedure "C" Agreements, as defined in the Subdivision Ordinance and the Development Process Manual ("DPM") of the City, will be followed and used in connection with the Transmission Waterlines and Sanitary Sewerlines.

10. **Indemnification**. SPS will indemnify and hold harmless the Authority and its officials, agents, and employees from any claims, actions, suits, or other proceedings arising from the negligent acts of omissions of SPS, its agents, representatives, contractors, or subcontractors, or arising from the failure of SPS, its agents, representatives, contractors, or subcontractors to perform any act or the failure of SPS, its agents, representatives; contractors, or subcontractors to perform any act or duty required of SPS herein. The indemnification by SPS will not extend to the negligent acts of the Authority. Provided however, that to the extent, if at all, Section 56-7-1, N.M.S.A. 1978 is applicable to this Agreement, this section will not extend to liability, claims, damages, losses, or expenses; including lawyers' fees, arising out of (a) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs, or specifications by the Authority, or the agents or employees of the Authority; (b) the giving of or the failure to give direction or instructions by the Authority, or the agents or employees of the Authority, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

11. **Representations and Warranties of the Authority**. The Authority represents and warrants that:

A. The Authority has all requisite power and authority to enter into this Agreement and to bind the Authority under the terms of this Agreement; and

B. The undersigned official of the Authority is fully authorized to execute this Agreement on behalf of the Authority; and

C. The Authority has the power to reimburse SPS for the Transmission Waterlines and Sanitary Sewerlines and to reimburse SPS in the manner and subject to the limitations set forth in this Agreement.

12. **Representations and Warranties of SPS.** SPS represents and warrants that:

A. SPS is validly existing under the laws of the State of New Mexico;

B. SPS has all the requisite power and authority to enter into this Agreement and bind SPS under the terms of the Agreement; and.

C. The undersigned officer of SPS is fully authorized to execute this Agreement on behalf of SPS.

13. **Source and Priority of Payments from the Authority**. Notwithstanding any other provision of this Agreement to the contrary, the Authority and SPS agree that:

A. The Act creating the Authority provides that debts of the Albuquerque water and wastewater utility shall be debts of the Authority, and that the Authority shall not impair the rights of any bondholders of outstanding bonds of the Albuquerque water and wastewater utility. N.M.S.A. 1978 § 72-1-10 (2003).

B. The obligations of the Authority under this Agreement (the "Authority Obligations"), which include, without limitation; any obligation of the Authority for damages, will be special limited obligations of the Authority and will be payable, collectible, or reimbursable solely from the revenues generated from utility expansion charges, and from revenues from the Authority's System (collectively the "Revenues"). SPS may not look to any general or other fund for the payment of the Authority Obligations except the Revenues. The Authority Obligations will not constitute an indebtedness of the Authority, within the meaning of any constitutional, charter, or statutory provision or limitation, nor will the Authority Obligations be considered or held to be general obligations of the Authority.

14. **Notices**. Any notice to be given under this Agreement will be in writing and will be deemed to have been given when deposited in the United States Mail postage prepaid addressed:

If to the Authority:

ALBUQUERQUE BERNALILLO WATER UTILITY AUTHORITY
One Civic Plaza, Room 5012
Albuquerque, New Mexico 87102

with a copy to:

Mark S. Sanchez
Executive Director
Albuquerque Bernalillo County Water Utility Authority
One Civic Plaza, Room 5012
Albuquerque, New Mexico 87102

If to SPS:

SPS INVESTMENTS, LC
8300 Carmel N.E., Suite 401
Albuquerque, New Mexico 87112

with a copy to:

Albert T. Ussery, Esq.
USSERY & PARRISH, P.A.
P.O Box 487
Albuquerque, New Mexico 87103

15. **Assignment**. This Agreement will not be assigned without the prior written consent of the Authority and SPS, except SPS may assign this Agreement, or delegate its duties hereunder, to its affiliate, MESA VERDE DEVELOPMENT CORPORATION. If so assigned, this Agreement will extend to and be binding upon the successors and assigns of the parties hereto.

16. **Miscellaneous**. This Agreement will be governed by and interpreted in accordance with the laws of the State of New Mexico. The headings used in this Agreement are for convenience only and shall be disregarded in interpreting the substantive provisions of this Agreement. This Agreement binds and benefits the Authority and their successors, assigns, and transferees. Time is of the essence of each term of this Agreement. If any provision of this Agreement is determined by a court of competent jurisdiction to be void, invalid, illegal, or unenforceable, that portion will be severed from this Agreement and the remaining parts will remain in full force as though the invalid, illegal, or unenforceable portion had never been a part of this Agreement.

17. **Approval**. This Agreement is subject to the approval of the Authority and will not become effective until approved by the Authority.

18. **Integration; Interpretation**. This Agreement contains or expressly incorporates by reference the entire agreement of the parties with respect to the matters contemplated by this Agreement and supersedes all prior negotiations. This Agreement may only be modified in writing executed by both parties.

[THIS SPACE INTENTIONALLY LEFT BLANK]

Dated: January 31st, 2005.

ALBUQUERQUE BERNALILLO
COUNTY WATER UTILITY AUTHORITY

By: _____
Mark S. Sanchez
Executive Director

SPS INVESTMENTS, LC,
a New Mexico limited liability company

By: _____
Scott P. Schiabor
Manager

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 31st day of January, 2005, by SCOTT P. SCHIABOR, as Manager of SPS INVESTMENTS, LC, a New Mexico limited liability company.

(SEAL) OFFICIAL SEAL
LOUISA A. CORDOVA
NOTARY PUBLIC STATE OF NEW MEXICO

_____
Notary Public

My commission expires: 2/27/08

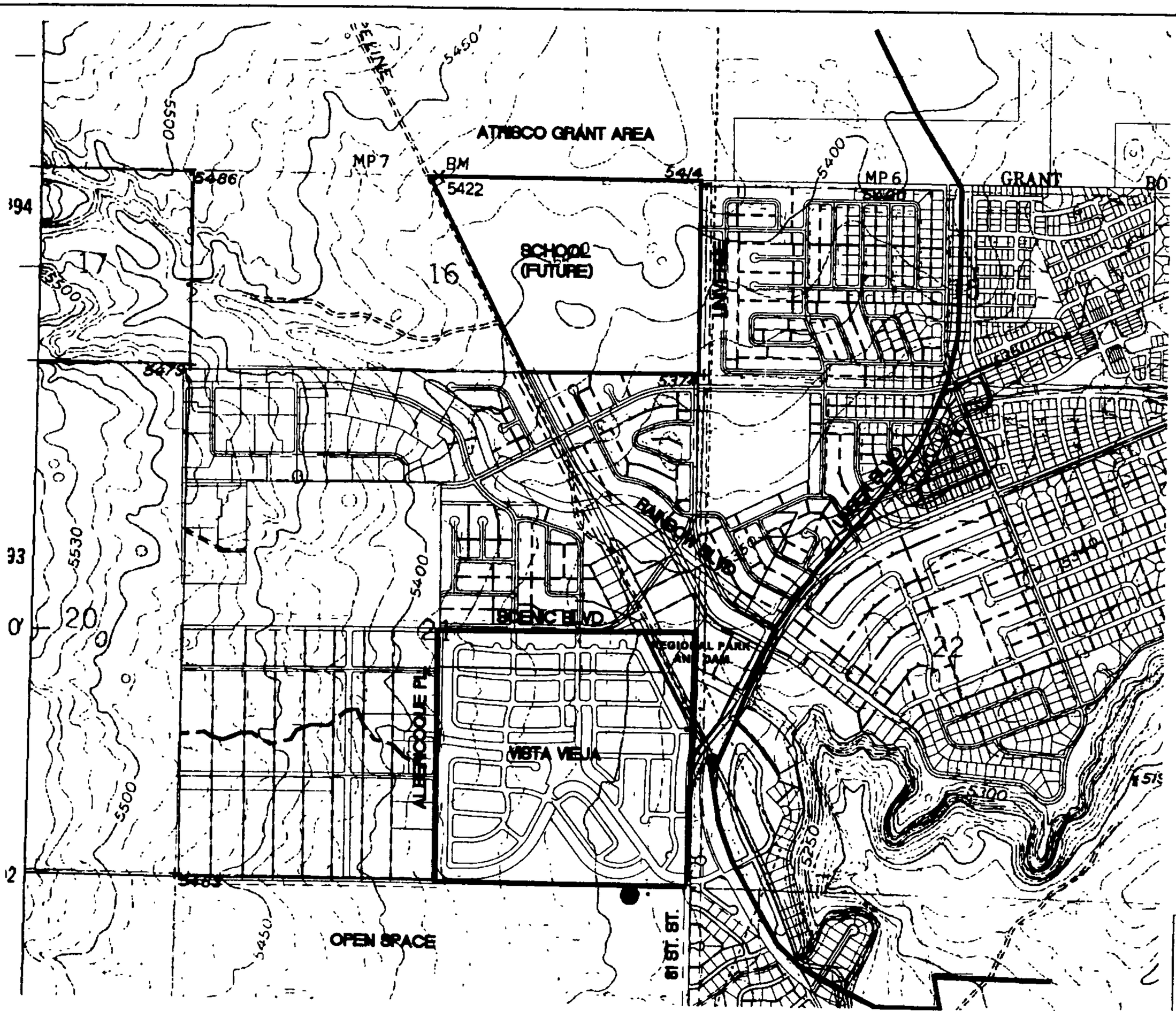
STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 20th day of January, 2005, by MARK S. SANCHEZ, Executive Director of ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.

(SEAL)

_____
Notary Public

My commission expires:
10-19-05



GRAPHIC SCALE

0 500 1000 2000

(IN FEET)

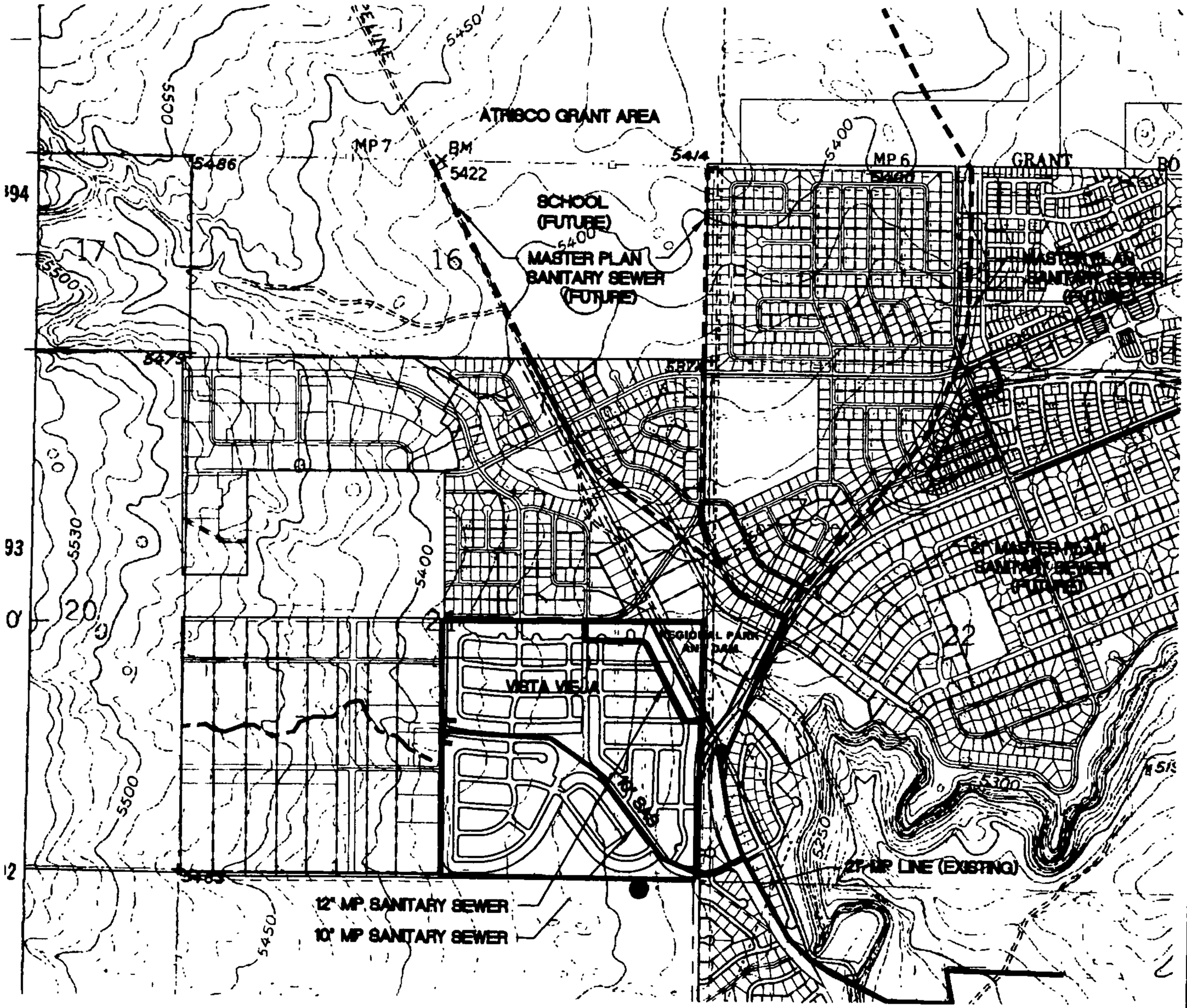
1 inch = 1000ft

10/11/04

WILSON & COMPANY

VISTA VIEJA

EXHIBIT A
LOCATION MAP



GRAPHIC SCALE

0 500 1000 2000

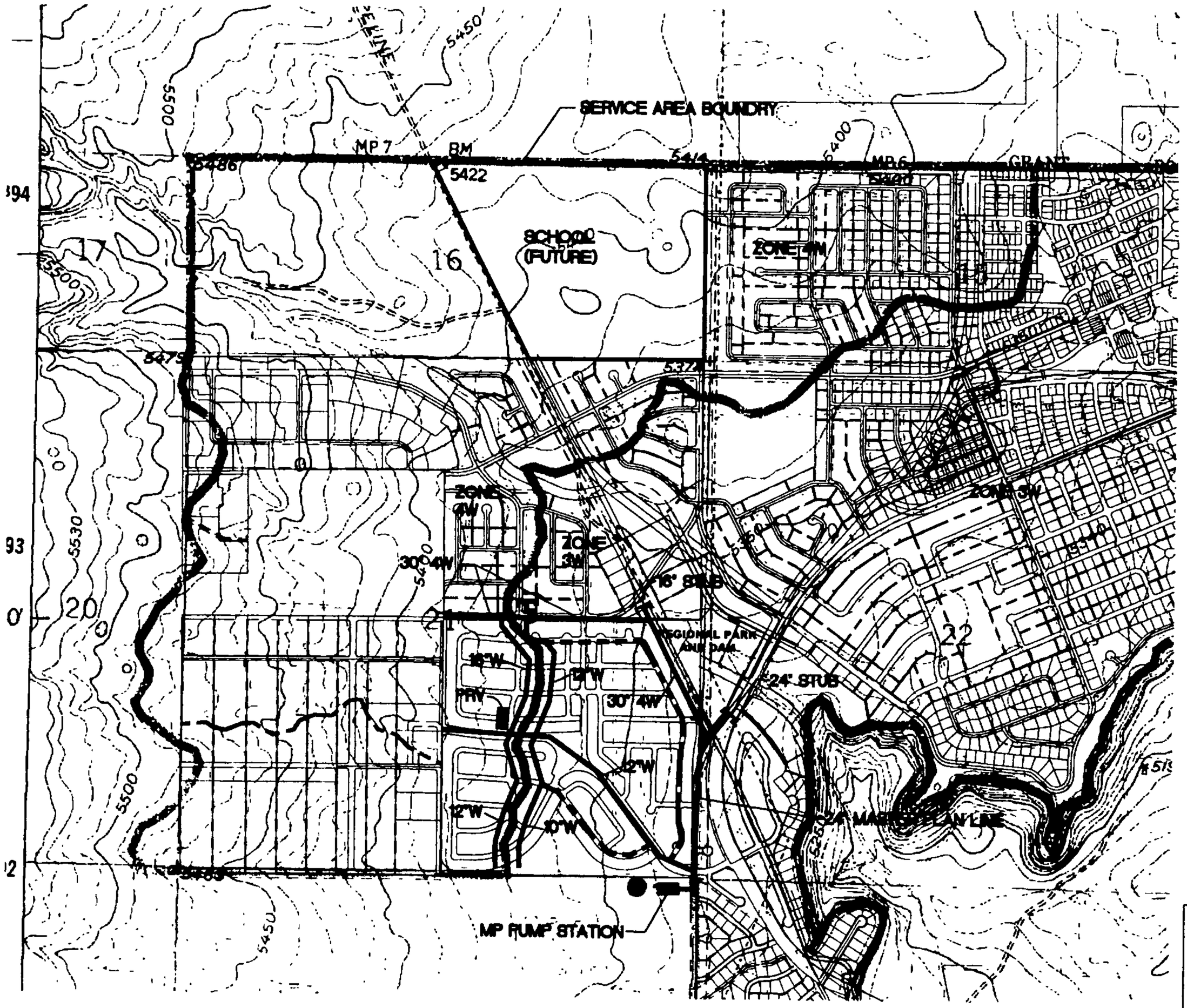
(IN FEET)
1 inch = 1000ft

10/11/04

WILSON & COMPANY

VISTA VIEJA

EXHIBIT B–MASTER PLAN
SANITARY
SEWER LINES



WILSON & COMPANY
4900 LANG AVENUE N.E.
SUITE 100
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

VISTA VIEJA

EXHIBIT C – WATER TRANSMISSION LINES

Exhibit D
Vista Vieja Reimbursement Example
(The Vista Vieja Water and Sanitary Sewer Transmission Lines)

EXAMPLE COMPUTATIONS FOR REIMBURSEMENT SCHEDULE:

Maximum number of dwelling units in development agreement	=	675
Estimated Project Costs:		
16.875% of SAD 227 Pump Station (0.16875 x $1,750,360)	=	$ 295,373
Less 16.875% of throw away cost attributable to SAD 227 PS	=	<$ 35,438>
Master Planned water and sewer lines	=	$ 474,200
(approximation of Wilson & Co. estimate 10/8/04)		
Total Estimated Project Costs Reimbursable	=	**$ 734,135**

Example 1

Year 1 of Reimbursement Period

As of June 30th, the number of dwelling units inside the development having new water and sewer service customer accounts served by the facilities = 100

Reimbursement Year 1 = 100 x $2,619 (current UEC paid per new account)
= $261,900 reimbursement

Example 2

Year 2 of Reimbursement Period

As of June 30th, the number of additional dwelling units inside the development having new water and sewer service customer accounts served by the facilities = 100

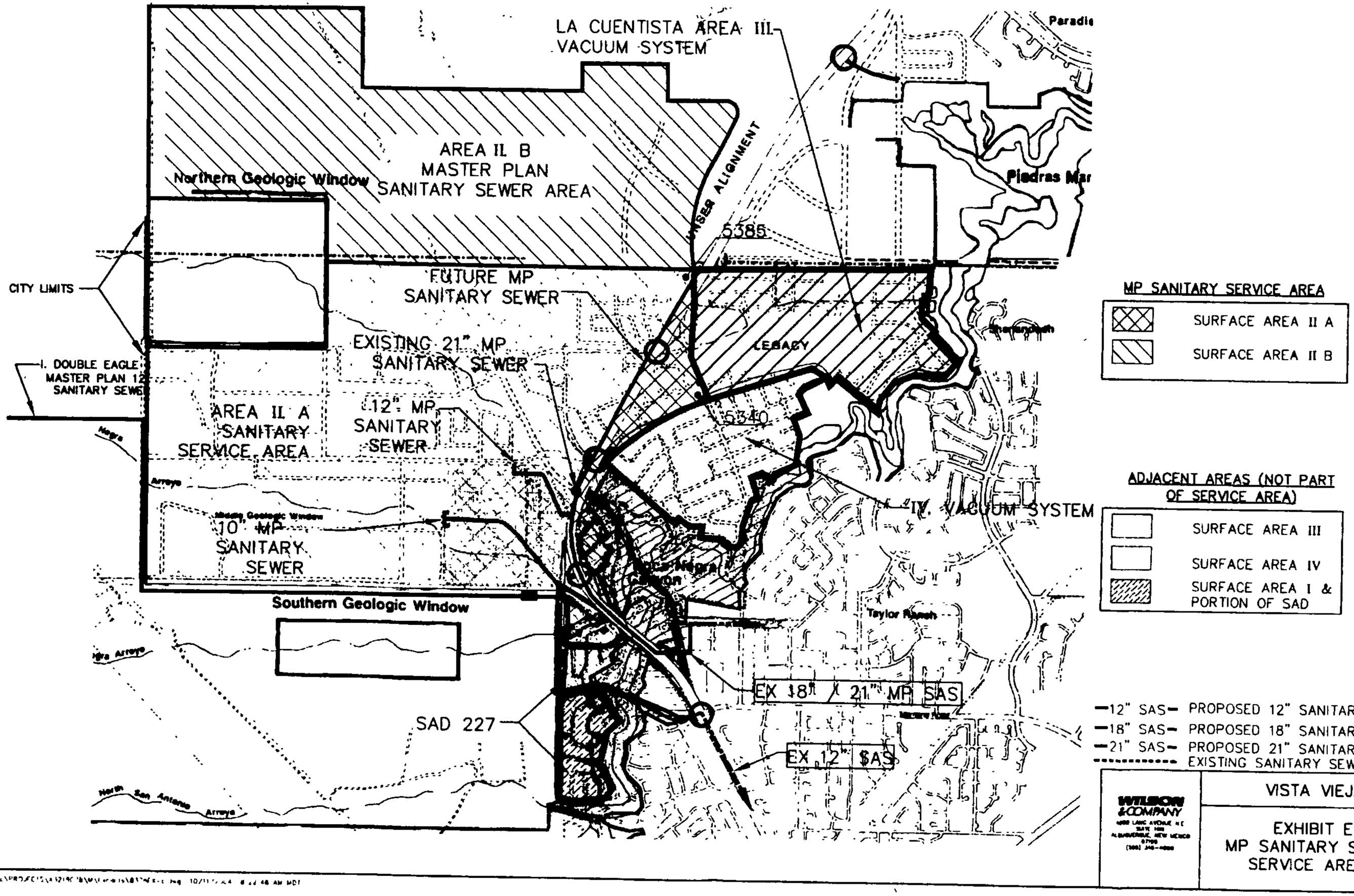
Also, the number of dwelling units outside the development having new water and sewer customer accounts which are served by the facilities = 50

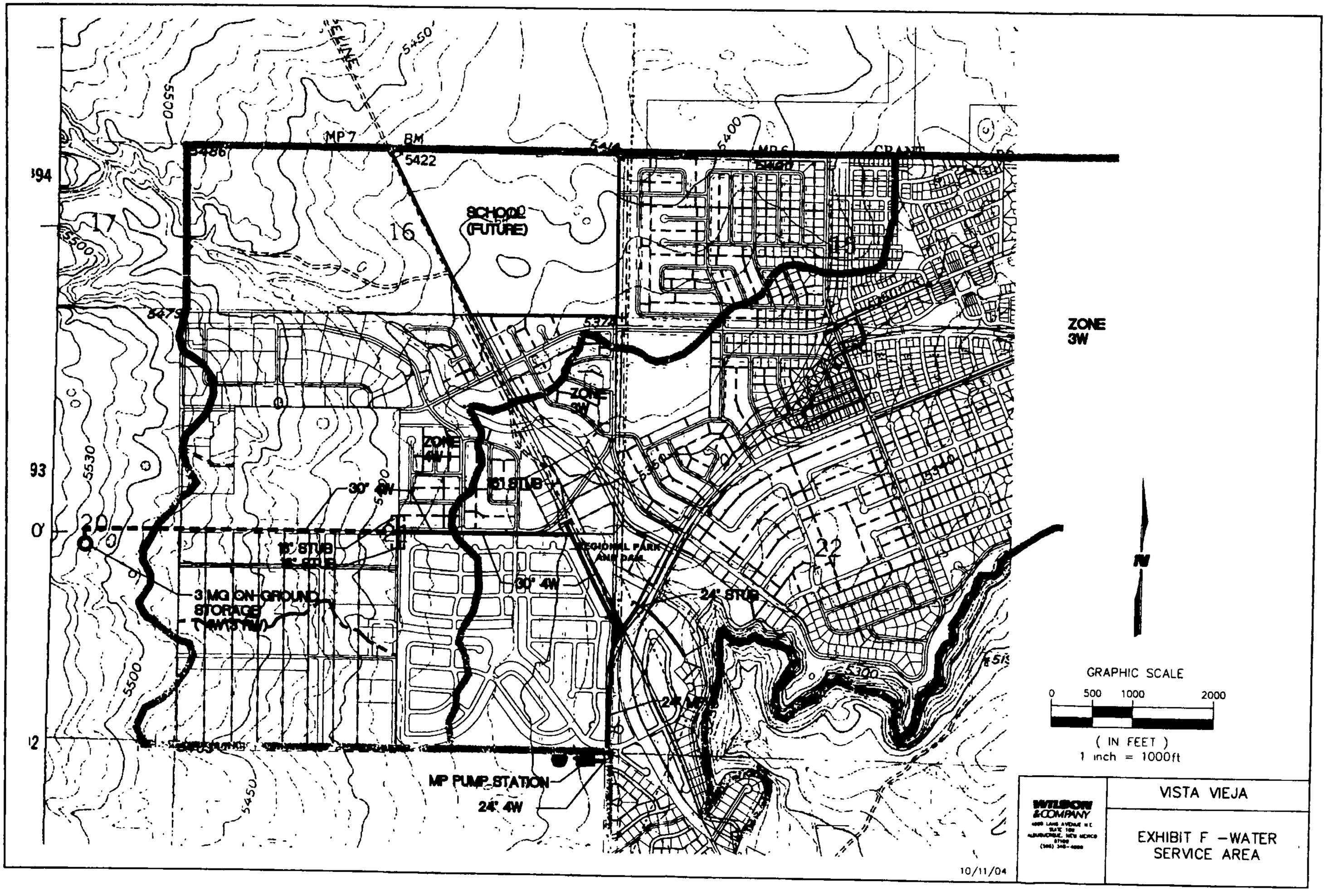
Other City expenses to provide services from the facilities = $100,000

Reimbursement Year 2 = (100 + 50) x $2,619 (current UEC per account)
= $392,850
less direct City costs to extend service using the facilities
= $392,850 - $100,000 = $292,850 reimbursement

Final Payment

Annual reimbursement continues until 80 percent of the final approved eligible Project Cost has been recovered, whereupon the remaining balance of Project Cost is paid to 100 percent.

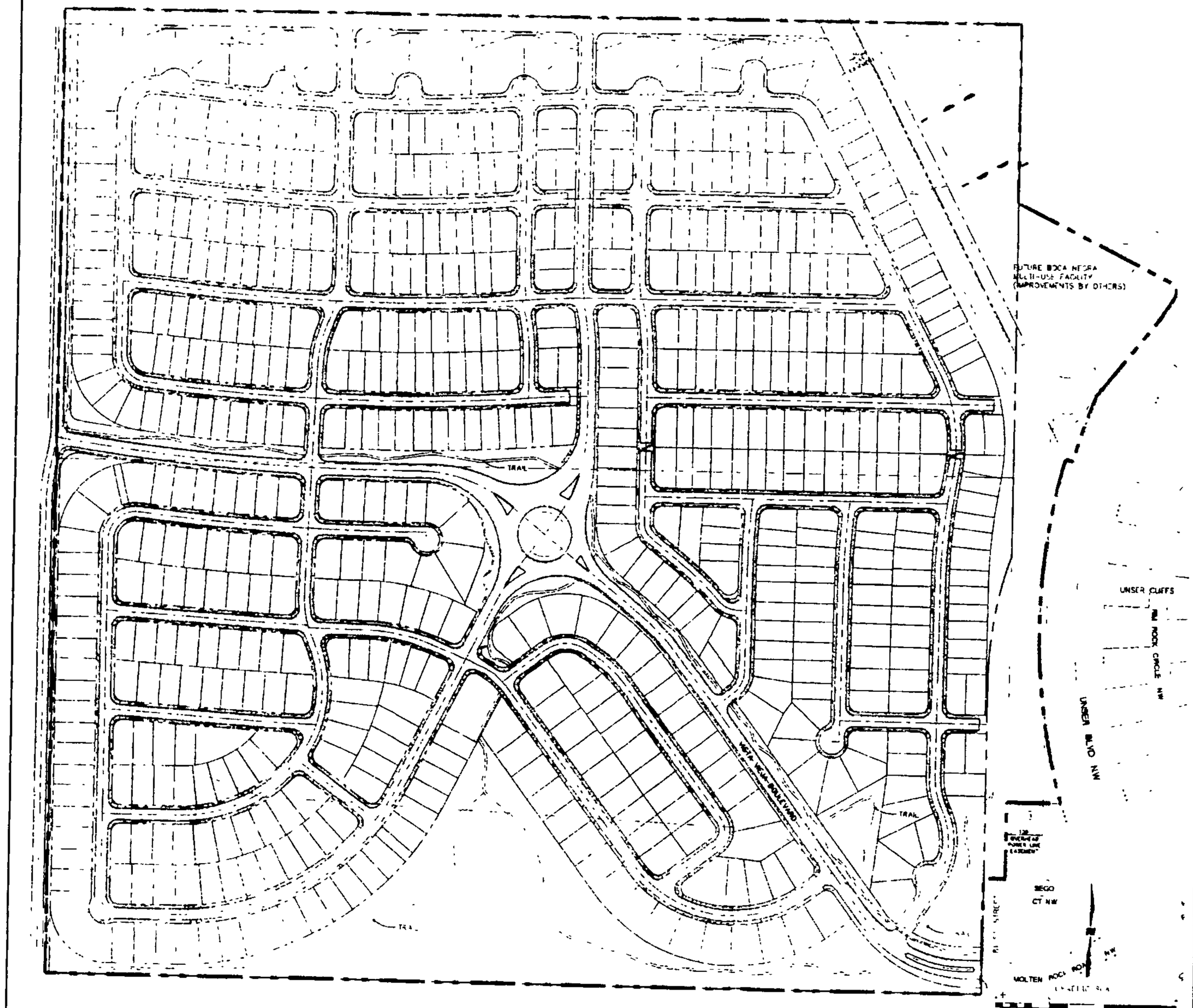

LA CUENTISTA AREA III
VACUUM SYSTEM
AREA II B
MASTER PLAN
SANITARY SEWER AREA
Northern Geologic Window
INSEB ALIGNMENT
5385
FUTURE MP
SANITARY SEWER
CITY LIMITS
EXISTING 21" MP
SANITARY SEWER
I. DOUBLE EAGLE
MASTER PLAN 12
SANITARY SEWE
AREA II A
SANITARY
SERVICE AREA
12" MP
SANITARY
SEWER
5340
Arroyo
10" MP
SANITARY
SEWER
Southern Geologic Window
IV. VACUUM SYSTEM
Taylor Ranch
EX 18" / 21" MP SAS
SAD 227
EX 12" SAS
North San Antonio Arroyo
LEGACY
Paradis
Piedras Mar
MP SANITARY SERVICE AREA
SURFACE AREA II A
SURFACE AREA II B
ADJACENT AREAS (NOT PART OF SERVICE AREA)
SURFACE AREA III
SURFACE AREA IV
SURFACE AREA I & PORTION OF SAD
12" SAS PROPOSED 12" SANITARY SEWER
18" SAS PROPOSED 18" SANITARY SEWER
21" SAS PROPOSED 21" SANITARY SEWER
EXISTING SANITARY SEWER
WILSON & COMPANY
VISTA VIEJA
EXHIBIT E
MP SANITARY SEWER
SERVICE AREAS

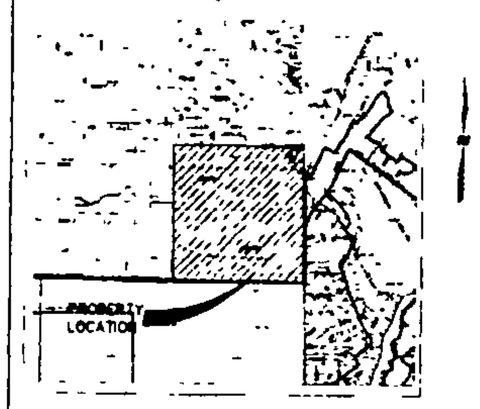


WILSON & COMPANY
4000 LANG AVENUE N.E.
SUITE 100
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

VISTA VIEJA

EXHIBIT F – WATER SERVICE AREA





SUBDIVISION DATA

SITE PLAN AREA	164.2713 AC
ZONE ATLAS NO	D-9-Z
NO. OF LOTS CREATED	671 LOTS MAX
ZONING	R-D
DATE OF SURVEY	MAY 2004
OPEN SPACE	31.9637 AC

LEGAL DESCRIPTION

A Tracts numbered 1-A -B 2-A and 2-B of the Land Division Plat for KASSUBA-MONTOYA LANDS within Section 21 T11N R2E N.M.P.M. Bernalillo County, New Mexico as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County NM, on January 25 1984, in Plat Book C23 Folio 30 Lot 1 Block 3 Volcano Cliffs Unit 2B as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County NM on December 15, 1970 in Volume D4 Book 100 and Lot 1 Block 3 Unser Cliffs Subdivision as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County NM on August 12, 2004 in Book 2004C Page 238

DRB SITE PLAN APPROVAL

Traffic Engineering, Transportation Division	9-29-04 DATE
Utilities Development	9/29/04 DATE
Parks and Recreation Department	9/29/04 DATE
City Engineer	9/29/04 DATE
* Environmental Health Department (conditional) N/A	9/29/04 DATE
Solid Waste Management	9/29/04 DATE
DRB Chairperson, Planning Department	9/29/04 DATE

GENERAL NOTES

1. DEVELOPMENT DENSITY AREA OF SITE IS 164.27 ACRES
2. PARK DEVELOPMENT THE DEVELOPER WILL DEDICATE LAND FOR PARKS, TOT LOTS & NEIGHBORHOOD PARK WHICH IS WITHIN THE BOUNDARIES OF THE OVERALL SUBDIVISION PLAN
3. OPEN SPACE TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF SETBACKS OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3 B(C)
4. WATER AND SEWER A DEVELOPMENT AGREEMENT BETWEEN THE DEVELOPER AND THE ALBUQUERQUE / BERNALILLO COUNTY WATER UTILITY AUTHORITY AND APPROVAL OF THE AUTHORITY TO SERVE THE DEVELOPMENT IS REQUIRED PRIOR TO PRELIMINARY PLAT APPROVAL WATER AND SANITARY SEWER SERVICE TO THE SITE WILL BE COORDINATED WITH THE UTILITY DEVELOPMENT SECTION, CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT
5. PARKING OFF-STREET PARKING IS PROVIDED ON EACH SITE IN ACCORDANCE WITH SECTION 14-16-3-1 OF THE ZONING CODE FOR LOTS WITH THE "P" DESIGNATION
6. ACCESS SITE ACCESS/EGRESS IS PROVIDED BY PUBLIC AND PRIVATE STREETS
7. PERIMETER WALL THE SUBDIVISION PERIMETER BARRIER WALL WILL BE CONSTRUCTED PER AN APPROVED PRELIMINARY PLAT
8. BICYCLE AND PEDESTRIAN SITE ACCESS TO/FROM CONSISTS OF THE INTERNAL SIDEWALKS AND PATHS THE LANDSCAPE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE FOR THE BENEFIT OF THE HOME OWNERS ASSOCIATION AND SHALL BE MAINTAINED BY SAME
9. LOT LAYOUT AND SIZING IS CONCEPTUAL FINAL LOT LAYOUT AND SIZING SHALL BE SUBMITTED WITH PHASED PRELIMINARY PLATS TOTAL LOTS SHALL NOT EXCEED 670 MINIMUM DWELLING UNIT BUILDING HEIGHT WILL BE 35 FEET AND EACH HOUSE WILL COMPLY WITH R-D ZONING SETBACK REQUIREMENTS
10. THIS SITE DEVELOPMENT PLAN HAS BEEN PREPARED TO COMPLY WITH SECTION 14-16-3-11 (A) OF THE ZONING CODE AND HAS BEEN DESIGNED TO COMPLY WITH THE RELEVANT PARTS OF THE NORTHWEST MESA TRANSITION PLAN AND THE MESA SIDE STRATEGIC PLAN

WILSON & COMPANY

VISTA VIEJA

SITE DEVELOPMENT PLAN FOR SUBDIVISION

NO	DATE	REVISION	BY

DESIGN	RDM	SCALE 1" = 100'	
DRAWN	JEL	PROJECT NO	SHEET NO
CHECK	DSA	N/A	1 . 1

EXHIBIT G

TO AGREEMENT WITH SPS INVESTMENTS, LC

LETTER OF CREDIT

[Federally insured Financial Institution letterhead]
[Date:] _____, 20 ____
IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. _____
AMOUNT: $295,375.00

Mark S. Sanchez
Executive Director
Albuquerque Bernalillo County Water Utility Authority
One Civic Plaza, Room 5012
Albuquerque, NM 87102

RE: Letter of Credit for SPS Investments, LC
City of Albuquerque Project No.: _____
Project Name:_____

Dear Mr. Sanchez:

This letter is to advise the Albuquerque Bernalillo County Water Utility Authority("the Authority") that, at the request of SPS Investments, LC ("SPS") _____ ("Financial Institution") in [city:] _____ [state:] _____, has established an Irrevocable Letter of Credit in the sum of [written amount:] _____([amount in figures:] $ _____) ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the Authority requires, to guaranty the Payment for the installation of the improvements which must be constructed as part of SAD 227, Project No. _____ ("Project"). The amount of the Letter of Credit is 100% of the City's estimated cost of SPS's portion of the construction of improvements. The improvements are identified in the agreement between the Authority and Subdivider, which was recorded on [date, leave blank:] _____, 20__in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. [leave blank:] _____, at pages [leave blank:] _____to [leave blank:] _____, as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of [written amount:] _____([amount in figures:] $295,375.00) is/are available at sight at [name of financial institution:] _____[street address:] _____, [city:] _____[state:] _____ between [Payment Date established in Agreement:] December 1, 2005 and [30 days thereafter:] December 31, 2005.

When presented for negotiation, the Draft(s) is/are to be accompanied by the Authority's notarized certification stating: "1) SPS Investments, LC has failed to comply with the terms of the Agreement; 2) the undersigned is the Executive Director of the Albuquerque Bernalillo County Water Utility Authority and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 100% of the estimated cost of SPS's portion of completing the improvements specified in the Agreement."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between Payment Date established in the Agreement:] December 1, 2005 and [30 days thereafter:] December 31, 2005.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No._____of [name of financial institution:] _____ [city:] _____, [state:] _____, dated _____, 20____and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

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

1. The Authority's notification of SPS's failure to comply with the terms of the Agreement, and payment by Certified Check from [Financial Institution:] _____ to the Authority of 100% of the Authority's estimated costs of completing the improvements specified in the Agreement; or

2. Expiration of the date [30 days after the Payment Date] _____, 20___; or

3. Written termination of this Letter of Credit by the Authority, signed by its Executive Director.

This Letter of Credit will terminate at 5:00 o'clock p.m., New Mexico time, [date 30 days after Payment Date:] December 31, 2005.

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

Very truly yours,

[name of financial institution:]

_____

By:_____
Title:_____
Date:_____

ACCEPTED:

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

By: _____
Mark S. Sanchez
Executive Director
Albuquerque Bernalillo County Water Utility Authority
Date:_____

4/27/05
Rene
Horvath

Development Design Issues
For the Mesa Top
April 27, 2005

The following is a list of issues we feel need consideration in the development design review process for the Mesa top:

- Traffic concerns - Traffic heading south from Rio Rancho and then east through the Monument and into Taylor Ranch are already adding to the traffic burden at the river crossings. Adding developments to the top of the mesa, and also Quail Ranch could increase the population by 105,000. A traffic study must be done to look at this whole situation before gridlock increases. Correcting this problem could cost taxpayers millions of dollars and loss of more Monument and bosque land if not addressed immediately.
- Pedestrian Safety - This a big concern for parents living in Taylor Ranch whose children walk and ride bikes to the schools, or to the Taylor Ranch Library, parks, Community Center, or retail stores. Pedestrian safety needs to be evaluated.
- Overcrowded Schools - Since overcrowded schools are an existing problem now on the West side, new housing developments and the capacity of schools to serve them must be considered jointly to effectively maintain the quality of our children's education.
- Monument Protection - Encroaching development has increased the vulnerability of our cultural and natural resources, which makes protection of these resources more complicated and challenging. Development Plans must consider Monument protection as a high priority.
- Quality of Visitor Experience - The Monument is a World Class resource. People from all around the world come to see the Petroglyphs. They do expect a quality experience and we are responsible to make sure the quality of the area is maintained. Also Native Americans still view this place as sacred and perform ceremonies there. How are these needs being addressed?

- View Protection - The views from the top of the mesa are one of the most valued assets of the area. The views can be protected with lower density developments and single story structures.
- Drainage - Altering the escarpment to meet drainage demands due to new development on the Mesa is unacceptable. Subdivision designs need to incorporate creative methods to keep water flows to pre-development levels. Street designs to allow water runoff to provide irrigation for natural landscapes should also be incorporated.
- Wildlife - Wildlife Inventories have shown that the area is rich in wildlife, which flourish on the natural undisturbed mesa top. This is another valued asset of the mesa top we need to protect. Using natural arroyos as wild life corridors, and constructing subdivisions without perimeter walls, such as Sandia Heights, would decrease the impact on wildlife in the area.

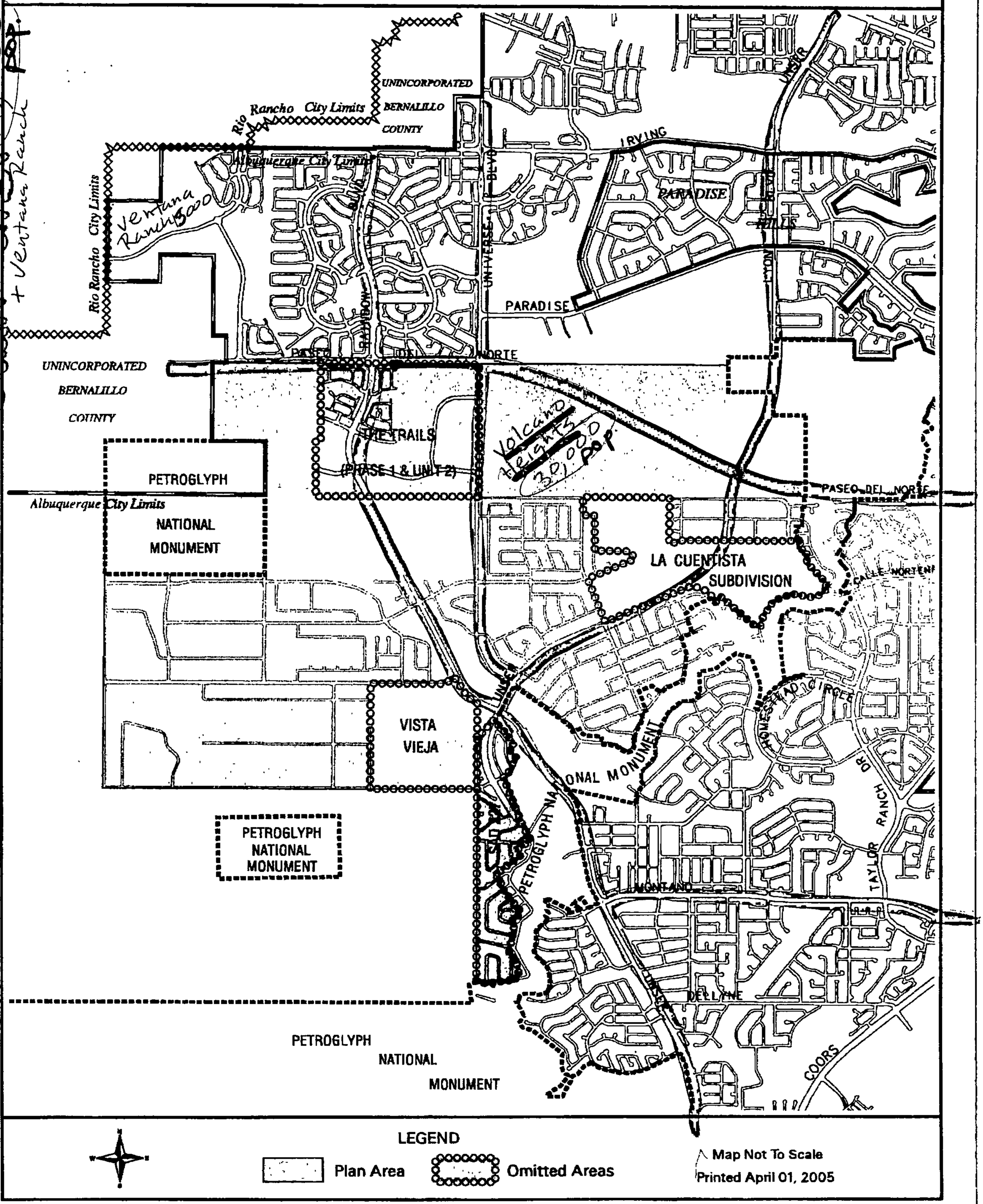
CLUSTERED HOUSING

Thank you,
Rene' Horvath &
Marian Pendleton

Taylor Ranch residents

Rio Rancho

EXHIBIT B



LEGEND

Plan Area

Omitted Areas

Map Not To Scale

Printed April 01, 2005

4/27/05

Issues of growth in growing City, SPS-improved significantly after fac. ratios + design changes

#100340

4/27/05

~~City Council Plan~~

MARIAN PENDLETON

- Traffic on Montaño,
- Same concerns as Irene

BILL ALLEN

- Worked w/ C. Council, planning consultants
- Attended charettes
- EC-35 followed
-

Sheran A. Matson

04/05/2005 02:31 PM

To: Andrew B. Garcia/PLN/CABQ@COA, Barbara J. Loveless/PLN/CABQ@COA, Claire A. Senova/PLN/CABQ@COA, Roger A. Green/PWD/CABQ@COA, Brad L.
cc: Richard H. Dourte/PWD/CABQ@COA
Subject: Vista Vieja, #1003470

To clear up confusion caused by a bulk land variance and a plat submittal which is a combination of bulk land plat & preliminary plat , Bob McLake will clean up the combo plat to reflect only the preliminary plat for Vista Vieja, Unit 1. Next Tuesday he will submit a preliminary & final plat, the real bulk land plat, to be heard with the bulk land variance. Our part of the agreement is to waive ALL charges for the minor plat submittal when he comes in next Tuesday.

I will be out next Tuesday due to a previous commitment. However, Roger is aware of the situation.

It would be a good idea to keep this e-mail & attach it to the plat application next Tuesday. That way, if anyone wants to know why there were no fees charged, the e-mail will be there.

Please see me if you have questions. Thanks for doing such a great job, Andrew, Claire & Bobbie.

WILSON & COMPANY

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
San Diego

Wilson & Company
Latin America, LLC

Ms. Sheran Matson, AICP
Development Review Board Chair
City of Albuquerque

Total due
$330.00
to Paul

RE: **Vista Vieja #1003470**
Major Bulk Land Variance 04DRB-01522
Major Preliminary Plat- 04DRB-01523
Temporary Deferral of Sidewalk Construction- 04DRB-01524
Wilson & Company, Inc. File X3-218-078

April 5, 2005

Dear Ms. Matson:

20-April, 2005

This letter is to request a deferral of Project #1003470, currently scheduled to be heard as Item #7 on the Design Review Board's 6 April 2005 agenda. We request Project #1003470 be placed on the DRB's 13 April 2005 agenda. The deferral is to complete our response to previously raised questions.

This letter also acknowledges that an additional $110.00 deferral fee will be paid prior to the new hearing date.

If there is any question regarding this request, please contact me at 348-4024. Thank you.

Wilson & Company

Robert MacLake, P.E.

WILSON &COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

#2

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
San Diego

Wilson & Company
Latin America, LLC

Ms. Sheran Matson, AICP
Development Review Board Chair
City of Albuquerque

RE: **Vista Vieja**
Major Bulk Land Variance 04DRB-01522
Major Preliminary Plat- 04DRB-01523
Temporary Deferral of Sidewalk Construction- 04DRB-01524
Wilson & Company, Inc. File X3-218-078

March 29, 2005

Dear Ms. Matson:

This letter is to request a deferral of Project #1003470, currently scheduled to be heard as Item #2 on the Design Review Board's 30 March 2005 agenda. We request Project #1003470 be placed on the DRB's 6 April 2005 agenda for review and comment. The deferral will allow us to respond more fully to previously raised questions.

This letter also acknowledges that the $110.00 deferral fee will be paid prior to the new hearing date.

If there is any question regarding this request, please contact me at 348-4024 or the developer directly (William Allen 440-7262). Thank you.

Wilson & Company

Robert MacLake, P.E.

#7 ~~Walls~~

Rene Navath —
- lives in T.R.
- No development on top of ridges
  - moratorium
  - reserve P.N. Monument
- Drainage
- Traffic
- Schools
- Design
- Walled subdivisions

C. Council
Planning
Effort

Bill Allen 625 → 620 Lots

03/16/05
P.H.

Sheran Matson
Development Review Board
Plaza del Sol Hearing Room
600 2nd St., NW
Albuquerque, New Mexico 87103

March 16, 2000

Dear Ms. Matson,

I am here today to express my concerns about the proposed Vista Vieja subdivision. My concerns have nothing to do with whether or not this subdivision is following the subdivision ordinance. I am upset that no one is looking at the big picture.

First of all, many people here in Albuquerque don't want to see any development on top of the mesa, me included. This has always been a special landmark of Albuquerque, just like the Sandia Mountains and the Bosque. The mesa is even mentioned in the Comprehensive Plan as a special feature of Albuquerque. A lot of people thought this area was a part of the Monument and would be protected. I am shocked and disappointed that any development has been approved and that this development and others were not included in the moratorium.

My other concern is, if development is allowed to continue, how is the City planning to assist the National Park Service in preserving the quality of the Monument and it artifacts? How is the City going to assist the National Park Service in preserving its wild life, its geological and archeological resources, peace and solitude, and its incredible views? So far, current development planning on the West Mesa is encouraging high density two story homes. This will certainly impact all those things I just mentioned. Also, if development continues, how is the City going to protect the escarpment from erosion, drainage, and the dust generated from clearing and grubbing?

My next concern has to do with something equally important, traffic. The Westside traffic is getting increasingly worse. So far, a huge amount of Rio Ranch traffic is planned to come through existing west side neighborhoods due to Unser and Paseo del Norte. These roads are also opening up the mesa top for development. Vista Vieja is just a small part of what's being planned. I've heard that 12,000 units are being planned for the top of the mesa, along with 20,000 jobs. Our river crossings, or the routes leading to them, are now severely congested during rush hour traffic. Residents in Taylor Ranch and the North Valley are already concerned about how the existing traffic, negatively impacts their neighborhoods. How is the Planning Dept. going to deal with this situation?

Overcrowded schools are also a big issue on the Westside. All our schools are already over capacity. West Mesa and Cibola High Schools are now busing some of their students to the other side of the river to go to school. Even though the school bonds have passed, it will take some time to build new schools.

Since I feel the Mesa top should not be developed, I find it difficult that I am forced to provide comments on future development. If we develop anything on the mesa, what design is appropriate for this area? Councilor Heinrich's bill calls for cluster housing. The Volcano Cliff charettes calls for Town Centers, which is most intensive. I would like to see development look like "Del Arroyo", which consists of one story low-density housing, with no curb and gutters and blends into the environment by using natural vegetation. The developer for Vista Vieja is the same developer for "Del Arroyo", which I do like. In addition I do not feel that walled subdivisions are appropriate on the Mesa top.

I would like to see an expanded process to obtain public comment about what design is appropriate for the mesa top. A no build alternative should be included. Traffic considerations, Design alternatives, and the Monument Protection issue, are all seriously being overlooked. Before we begin development, there needs to be more discussion, research and planning, and public input, especially from those who will be impacted. Therefore I think approval of the Vista Vieja subdivision proposal is premature at this time.

Sincerely
Rene' Horvath

René Horvath

N.A.A.

Del Arroyo Dec. 2004
Subdivision

SPS LC
8300 Carmel NE
Albuquerque, NM 87122

February 9, 2005

Ms. Clair Senova
DRB Secretary
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Vista Vieja Preliminary Plat (DRB # 1003470)

Dear Ms. Senova;

We request a deferral for the Vista Vieja Preliminary Plat hearing which is currently scheduled for Wednesday, February 16 to the meeting of March 16.
We will pay for the deferral request prior to March 16.

If there is any question regarding this request, please contact me (440-7262). Thank you.

Sincerely,

William Allen
SPS LC

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

PAID RECEIPT

APPLICANT NAME Scott Schreiber

AGENT Wilson + Company

ADDRESS _____

PROJECT & APP # 1003470

PROJECT NAME Vista Vieja

$ _____ 441032/3424000 Conflict Management Fee

$ 110.00 441006/4983000 DRB Actions

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

$ _____ 441018/4971000 Public Notification

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

$ 110.00 TOTAL AMOUNT DUE

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

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

2/10/2005 11:52AM LOC: ANNX
RECEIPT# 00036009 WS# 008 TRANS# 0034
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt $110.00
J24 Misc $110.00
MC $110.00
CHANGE $0.00

Thank You

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

PAID RECEIPT

APPLICANT NAME Scott Schuyler

AGENT Wilson & Company

ADDRESS

PROJECT & APP # 1003470 - 04DRB-01523

PROJECT NAME Vista Vieja Subdivision

$ _____ 441032/3424000 Conflict Management Fee

$ 110.00 **441006/4983000 DRB Actions**

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

$ _____ 441018/4971000 Public Notification

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

$ 110.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

1/4/2005 2:37PM LOC: ANNX
RECEIPT# 00034145 WS# 008 TRANS# 0049
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt $110.00
J24 Misc $110.00
CK $110.00
CHANGE $0.00

Thank You

SPS LC
8300 Carmel NE
Albuquerque, NM 87122

January 4, 2005

Ms. Clair Senova
DRB Secretary
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Vista Vieja Preliminary Plat (DRB # 1003470)

Dear Ms. Senova;

We request a deferral for the Vista Vieja Preliminary Plat hearing which is currently scheduled for Wednesday, January 12 to the meeting of February 16.
We will pay for the deferral request prior to February 16.

If there is any question regarding this request, please contact me (440-7262). Thank you.

Sincerely,

William Allen
SPS LC

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

PAID RECEIPT

APPLICANT NAME Scott Sekraban

AGENT Wilson + Company

ADDRESS

PROJECT & APP # 1003470

PROJECT NAME Vista Vieja Subdivision

$ _____ 441032/3424000 Conflict Management Fee

$ 110.00 **441006/4983000 DRB Actions**

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

$ _____ 441018/4971000 Public Notification

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

$ 110.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

11/29/2004 11:27AM Loc: Main
X
RECEIPT# 00035230 Sta 007 T Mgt 001
Account 441006 Fund 0110
Activity 4983000 TRSLS
Trans Amt $110.00
024 Misc $110.00
CK $110.00
CHANGE $0.00

Thank You

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

PAID RECEIPT

APPLICANT NAME Scott Schreiber

AGENT Wilson & Company

ADDRESS

PROJECT & APP # 1003470

PROJECT NAME Vista Vega

$ _____ 441032/3424000 Conflict Management Fee

$ 110.00 **441006/4983000 DRB Actions**

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

$ _____ 441018/4971000 Public Notification

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

$ 110.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

11/9/2004 1:55PM LOC: ANNX
RECEIPT# 00031528 WS# 008 TRANS# 0038
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt $110.00
J24 Misc $110.00
CK $110.00
CHANGE $0.00

Thank You

SPS LC
8300 Carmel NE
Albuquerque, NM 87122

VIA FAX: 924-3864

November 8, 2004

Ms. Clair Senova
DRB Secretary
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Vista Vieja Preliminary Plat (DRB # 1003470)

Dear Ms. Senova;

We request a deferral for the Vista Vieja Preliminary Plat hearing which is currently scheduled for Wednesday, November 10 to the meeting of December 1.
We will pay for the deferral request prior to November 10.

If there is any question regarding this request, please contact me (440-7262). Thank you.

Sincerely,

William Allen
SPS LC

CLAIRE IS IN NOV 4
SHANE MATSON

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

PAID RECEIPT

APPLICANT NAME Scott Schaaban SPS, LC

AGENT Wilson & Co

ADDRESS 4900 Lang

PROJECT & APP # 1003470

PROJECT NAME Vista Vieja

$ _____ 441032/3424000 Conflict Management Fee

$ 110.00 441006/4983000 DRB Actions Deferral

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

$ _____ 441018/4971000 Public Notification

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

$ 110.00 TOTAL AMOUNT DUE

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

City of Albuquerque
Treasury Division
11/3/2004 4:27PM LOC: ANNX
RECEIPT# 00031351 WS# 0008 TRANS# 0049
Account 441006 Fund 0110 TRSKAL
Activity 4983000 $110.00
Trans Amt $110.00
JE# 0155 $110.00
LK $0.00
CHANGE
Thank You

WILSON & COMPANY
P.O. Box 94000
Albuquerque, NM 87199-4000
505-348-4000

SUNFLOWER BANK
Salina, KS
83-62/1011
094071
094071

VOID AFTER 90 DAYS
11/3/2004

PAY ********110 DOLLARS AND **********00 CENTS $ **********110.00

TO THE ORDER OF CITY OF ALBUQUERQUE
P.O. BOX 1293
ALBUQUERQUE, NM 87103 US

TWO SIGNATURES REQUIRED OVER $50,000
MP
MP

⑈094071⑈ ⑆101100621⑆ 0109463 48⑈

ABS DocuCheck HI SECURITY PAPERS · MicroPrinting SIGNATURE LINE · Copy Void PANTOGRAPH

SPS LC
8300 Carmel NE
Albuquerque, NM 87122

VIA FAX: 924-3864

Ms. Clair Senova
DRB Secretary
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Vista Vieja Preliminary Plat (DRB # 1003470)

Dear Ms. Senova;

We request a **one week** deferral for the Vista Vieja Preliminary Plat hearing which is currently scheduled for Wednesday November 3 to the meeting of November 10. We will pay for the deferral request prior to next week.

If there is any question regarding this request, please contact me (440-7262). Thank you.

Sincerely,

William Allen
SPS LC

William Allen

FACSIMILE TRANSMITTAL

TO: Clair Senova
FAX #: 924-3864
RE: DRB Deferral Request
DATE: 11/1/04
PAGES: 2

Thanks.

William Allen

(505) 440-7262
Fax (505) 898-5085

Current DRC
Project Number: _____

ORIGINAL

FIGURE 12
INFRASTRUCTURE LIST

Date Submitted: 10/4/04
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1003470
DRB Application No.: _____

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

VISTA VIEJA
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS 1-A, 1-B, 2-A and 2-B, KASSUBA-MONTBEL LANDS
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		36' F-F	Art. Paving w/ 10' shoulder/ bike lanes, C&G, 4' sidewalk- S side, Trail N side	Vista Vieja Blvd., NW	81st Street, NW	500' NW of Lava Rock Dr. NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Vista del Sol Drive, NW	Vista Vieja Blvd., NW	275' N of Go West Road, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Breezy Point Road, NW	Old Mesa Place, NW	120' E of Mesa del Sol Drive, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Old Mesa Place, NW	Go West Road, NW	Cul-de-sac ending the street, 60' S of Breezy Point Rd, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Go West Road, NW	Vista del Sol Drive, NW	Hawk Eye Drive, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Lava Rock Drive, NW	Vista Vieja Blvd., NW	Go West Road, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Hawk Eye Drive, NW	Lava Rock Drive, NW	Go West Road, NW	/	/	/

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Mesa Top Road, NW	Vista Vieja Blvd., NW	Wild Dunes Road, MW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Wild Dunes Road, MW	Mesa Top Road, NW	Tierra Vieja Street, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Tierra Vieja Street, NW	Mesa Top Road, NW	Wild Dunes Road	/	/	/
			WATER						
		12" Dia.	Waterline w/ Appurtenances	Vista Vieja Blvd., NW	81st Street, NW	500' NW of Lava Rock Dr. NW	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Vista del Sol Drive, NW	Vista Vieja Blvd., NW	275' N of Go West Road, NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Breezy Point Road, NW	Old Mesa Place, NW	120' E of Mesa del Sol Drive, NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Old Mesa Place, NW	Go West Road, NW	Cul-de-sac ending the street, 60' S of Breezy Point Rd. NW	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Go West Road, NW	Vista del Sol Drive, NW	Hawk Eye Drive, NW	/	/	/
		10" Dia.V. Vieja to Hawk Eye/ 8" Dia.	Waterline w/ Appurtenances	Lava Rock Drive, NW	Vista Vieja Blvd., NW	Go West Road, NW	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Hawk Eye Drive, NW	Lava Rock Drive, NW	Go West Road, NW	/	/	/
		10" Dia.	Waterline w/ Appurtenances	Mesa Top Road, NW	Vista Vieja Blvd., NW	Wild Dunes Road, MW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Wild Dunes Road, MW	Mesa Top Road, NW	Tierra Vieja Street, NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Tierra Vieja Street, NW	Mesa Top Road, NW	Wild Dunes Road	/	/	/

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER						
		10" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Vista Vieja Blvd., NW	81st Street, NW	500' NW of Lava Rock Dr. NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Vista del Sol Drive, NW	Vista Vieja Blvd., NW	275' N of Go West Road, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Breezy Point Road, NW	Old Mesa Place, NW	120' E of Mesa del Sol Drive, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Old Mesa Place, NW	Go West Road, NW	Cul-de-sac ending the street, 60' S of Breezy Point Rd, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Go West Road, NW	Vista del Sol Drive, NW	Hawk Eye Drive, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Lava Rock Drive, NW	Vista Vieja Blvd., NW	Go West Road, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Hawk Eye Drive, NW	Lava Rock Drive, NW	Go West Road, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Mesa Top Road, NW	Vista Vieja Blvd., NW	Wild Dunes Road, MW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Wild Dunes Road, MW	Mesa Top Road, NW	Tierra Vieja Street, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Tierra Vieja Street, NW	Mesa Top Road, NW	Wild Dunes Road	/	/	/
			DRAINAGE						
		60"/ 48" Dia.	Storm Drain w/ Inlets & Appurtenances	Vista Vieja Blvd., NW	81st Street, NW	Mesa Top Road, NW	/	/	/
		24" Dia.	Storm Drain w/ Inlets & Appurtenances	Vist del Sol Drive, NW	Vista Vieja Blvd., NW	Inlets at returns on Vista del Sol	/	/	/
		20' Bottom Width w/ 3:1 Side Slopes	Earthen Ditch		West side of Kassuba-Montbel Lands	Pond at North East	/	/	/

NOTES

1 _____

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
2									

AGENT/OWNER	AGENT/OWNER
Robert MacLake, PE (Agent) NAME	NAME
Wilson & Company, Inc., 4900 Lang Ave NE Albuquerque, NM 87109 FIRM	FIRM
4 Oct 04 SIGNATURE - date	SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date	PARKS & GENERAL SERVICES - date
TRANSPORTATION DEVELOPMENT - date	CITY ENGINEER - date
UTILITY DEVELOPMENT - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

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 Purposes
____ ...for Building Permit
____ IP Master Development Plan
____ Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

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

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

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

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

APPLICANT INFORMATION:

NAME: SCOTT SCHIABOR SPS, LC PHONE: 828-9900
ADDRESS: 8300 CARMEL, NE ~~1001 SAN BERNADINO NE~~ FAX: 828-9901
CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL:
Proprietary interest in site: **List all owners:**
AGENT (if any): WILSON & COMPANY, INC (ROBERT MACLAICE) PHONE: 348-4000
ADDRESS: 4900 LANG AVE, NE A FAX: 348-4055
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: rsmaclake@wilsonco.com

DESCRIPTION OF REQUEST: DRB PRELIMINARY PLAT REVIEW & APPROVAL, BULK LAND VARIANCE, & TEMPORARY SIDEWALK VARIANCE

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

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

Lot or Tract No. TRACTS 1-A, 2-A, 1-B, & 2-B KASSIBA-MONTBEL LANDS Block: TBK Unit:
Subdiv. / Addn. KASSIBA-MONTBEL LANDS
Current Zoning: R-1 Proposed zoning:
Zone Atlas page(s): D-9-Z No. of **existing** lots: 4 TRACTS No. of **proposed** lots: ~~4 TRACTS~~ + 149 LOTS
Total area of site (acres): 152 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? ____
UPC No. 100906338702440113 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: WEST OF 81ST STREET, SW OF ATRISCO
Between: 81ST STREET and ALBERICOQUE PL. NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 04DRB00825 04 DRB 01468

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

SIGNATURE DATE 1 OCT 04
(Print) ROBERT MAC LAICE ___ Applicant ___ Agent

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

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

Application case numbers	Action	S.F.	Fee
04DRB - - 01522	BLV		$ 145.00
04DRB - - 01523	PP		$ 2860.00
04DRB - - 01524	IDS		$ -0-
- -	Adv		$ 5.00
- -	CMF		$ 20.00
			Total $ 3100.00

Hearing date 11-3-04

Planner signature / date

Project # 1003470

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

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

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- ✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ✓ Proposed Infrastructure List
- ✓ Design elevations & cross sections of perimeter walls **3 copies**
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Property owner's and City Surveyor's signature on the proposed plat
- ✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ✓ Fee (see schedule)
- ✓ Any original and/or related file numbers are listed on the cover application

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

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

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

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

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

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

(Temporary sidewalk deferral uses FORM-V)

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

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

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

ROBERT MACLAKE
Applicant name (print)

10.4.04
Applicant signature / date

Form revised 9/01, 8/03, 9/03 and **8/04**

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

Application case numbers
04DRB _____-01523
_____-_____-_____
_____-_____-_____

10/5/04
Planner signature / date

Project # 1003470

FORM V: SUBDIVISION VARIANCES & VACATIONS

☒ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.

NA Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.

__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)

__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

__ Sign Posting Agreement

__ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.

__ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)

__ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies

__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

__ Letter briefly describing, explaining, and justifying the request

__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

__ Sign Posting Agreement

__ Fee (see schedule)

__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

__ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.

__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

__ Letter briefly describing, explaining, and justifying the variance or waiver

__ Any original and/or related file numbers are listed on the cover application

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.

__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

__ Letter briefly describing, explaining, and justifying the deferral or extension

__ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.

__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies

__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

__ Letter briefly describing, explaining, and justifying the vacation

__ Letter of authorization from the grantors and the beneficiaries

__ Fee (see schedule)

__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. <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.

ROBERT MACLAKE
Applicant name (print)

Applicant signature / date

Form revised 4/03 and **October 2003**

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

Application case numbers
04DRB - ____ - 01522
04DRB - ____ - 01524
____ - ____ - ____

Planner signature / date 10/5/04

Project # 1003470

WILSON &COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino

Wilson & Company
Latin America, LLC

Ms. Sheran Matson, AICP
Development Review Board Chair
City of Albuquerque

RE: **Preliminary Plat- Vista Vieja**
Wilson & Company, Inc. File X3-218-078

October 4, 2004

Dear Ms. Matson:

Enclosed please find required submittals for the Preliminary Plat- Vista Vieja for DBR review and approval.

The plat follows from our planning work and consultations which began with the City PRT meeting December 30, 2003. Previously, Vista Vieja was submitted for Sketch Plat review (May 2, 2004 DRB #1003470) and received Site Development Plan for Subdivision approval on September 29, 2004. The subject Preliminary Plat is consistent with the approved Site Development Plan.

Our intent is to develop the property in phases beginning with Phase 1 (the Lots created by this plat). Per our direction from Richard Dourte, tracts for future phases are bulk platted with this plat (Tracts 2, 3, and 4). We are seeking infrastructure variance on those tracts.

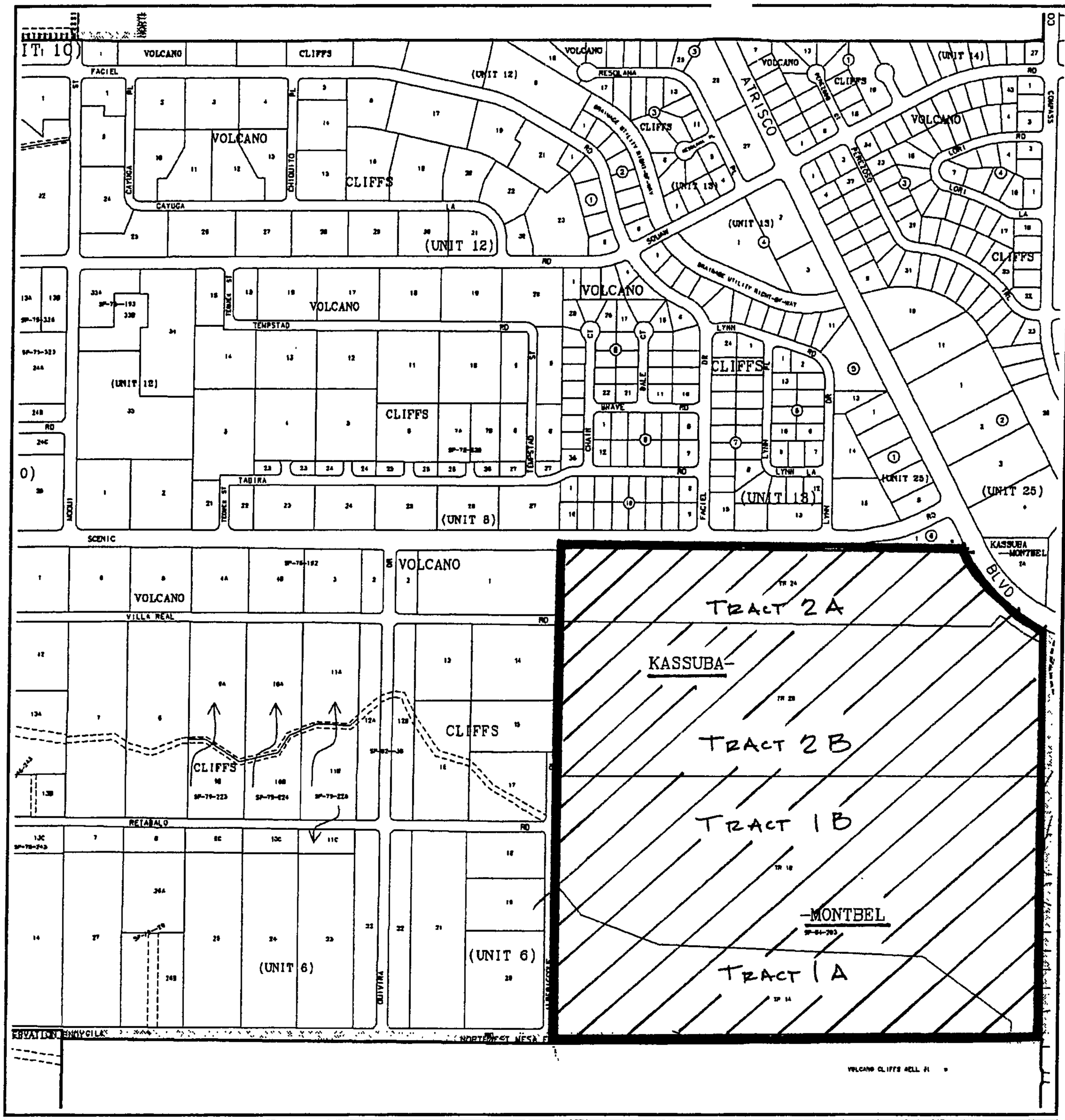
Please schedule this request for the next appropriate DRB meeting subject to public hearing requirements.

If there is any question regarding this request, please contact me at 348-4024 or the developer directly (William Allen 440-7262). Thank you.

Wilson & Company

Robert MacLake, P.E.

Xc: Mr. Richard Dineen, Planning Director
Mr. Richard Duarte, P.E. City Engineer



CITY OF
Albuquerque

A buquerque G eographic I nformation S ystem
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

D-9-Z

Map Amended through July 31, 2003

WILSON
&COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino

Wilson & Company
Latin America, LLC

1 October 2004

Volcano Cliffs Property Owners Association
Billy Wright
4112 Blue Ridge Pl NE
Albuquerque, NM 87111

Re: Preliminary Plat- Vista Vieja
WCEA File: X3-218-078

Dear Mr. Wright:

This letter is to inform the Volcano Cliffs Neighborhood Association that Wilson & Company, Inc., acting as agent for the owners of the above referenced property have submitted the preliminary plat – Vista Vieja to the City of Albuquerque Design Review Board for their review and approval. The plat when finalized will create 149 residential lots and four tracts from the existing Kassuba-Montbel Lands (please see enclosed sketch).

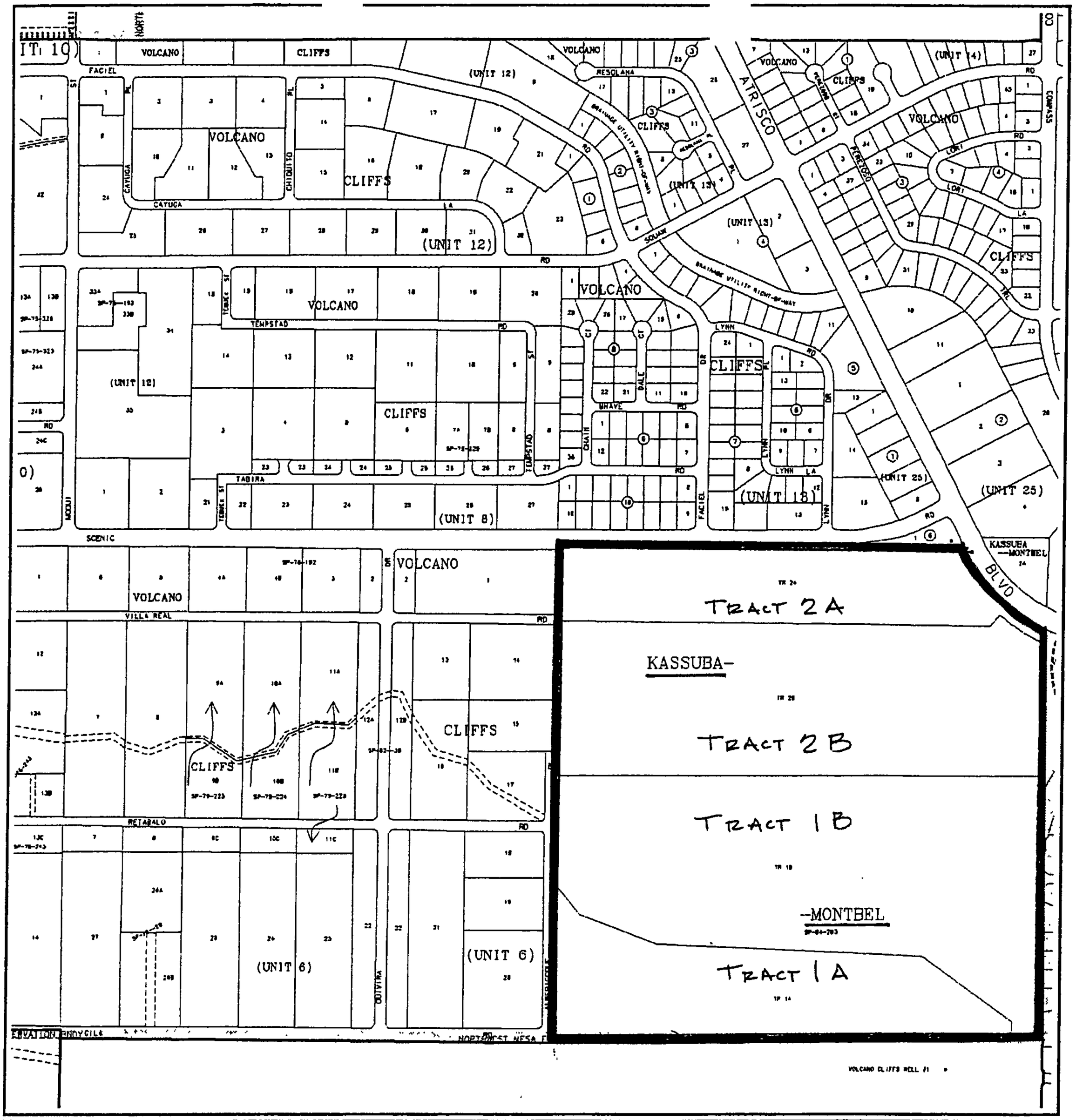
Please contact the City of Albuquerque Design Review Board at 924-3861 or DRB's meeting agenda site at http://www.cabq.gov/planning/drb/drbage.html to confirm the hearing date.

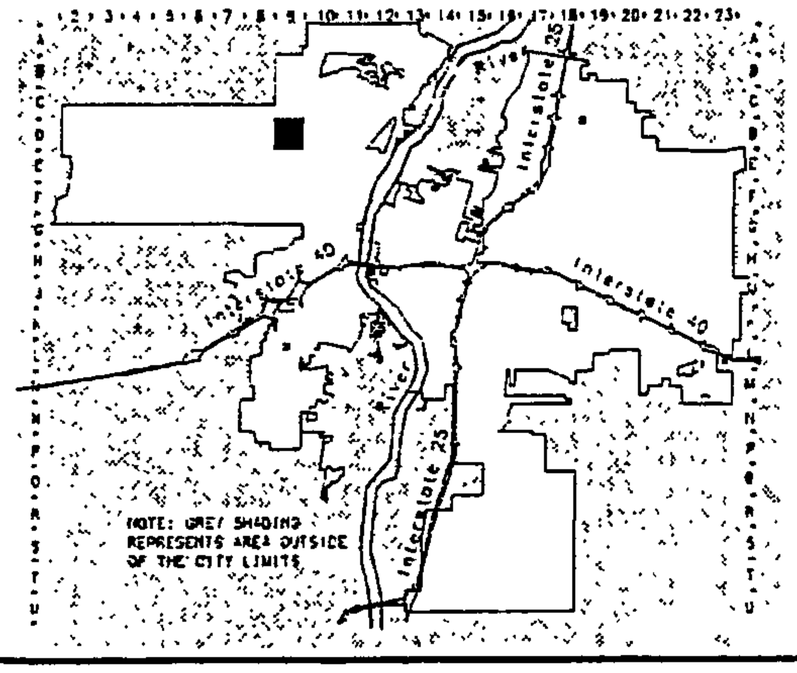
Please contact me at 348-4000 if you have any questions. Thank you.

WILSON & COMPANY, INC.

Robert MacLake, P.E.

cc: file X3-218-078





CITY OF
Albuquerque

A buquerque G eographic I nformation S ystem
PLANNING DEPARTMENT

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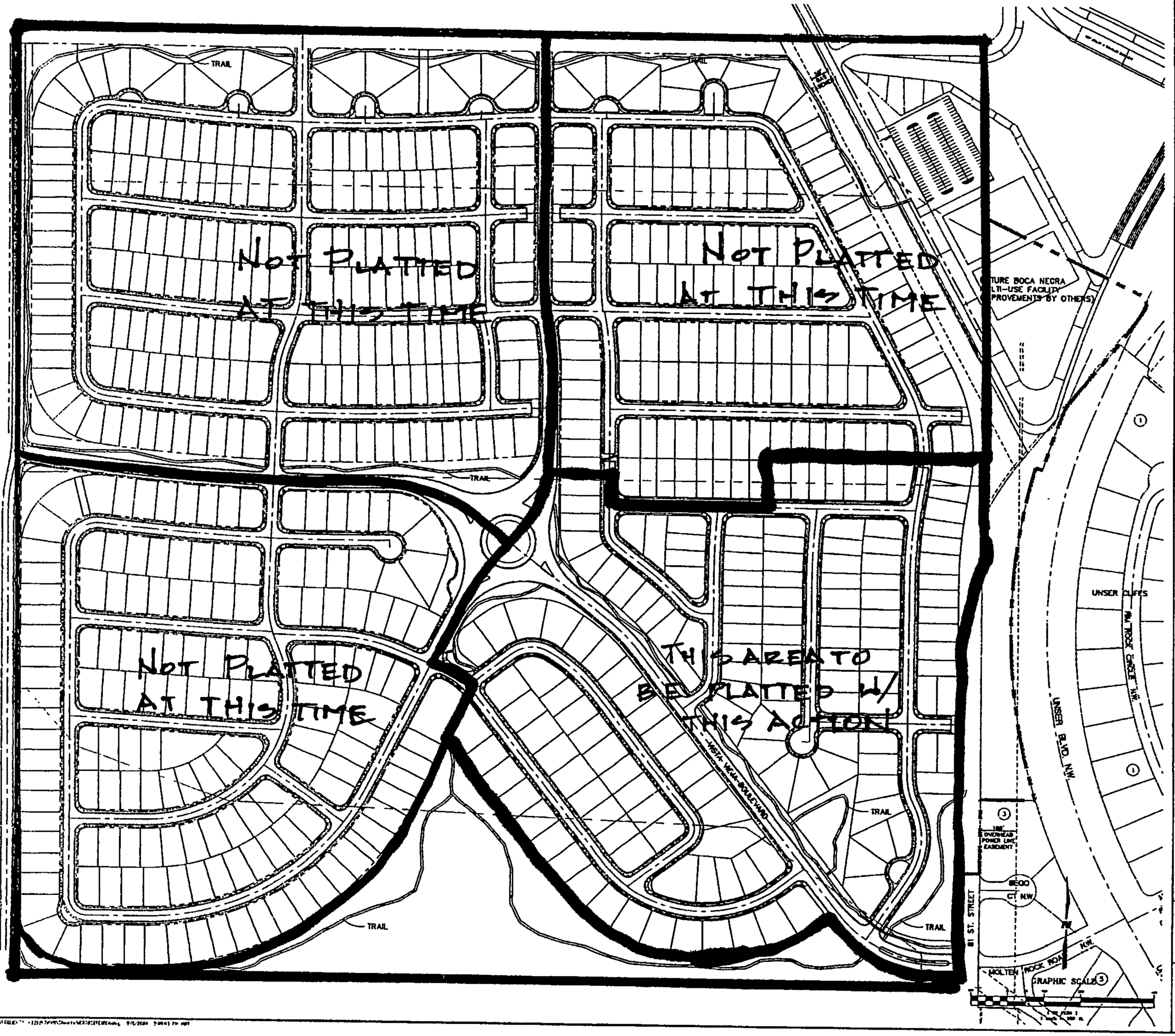
GRAPHIC SCALE IN FEET

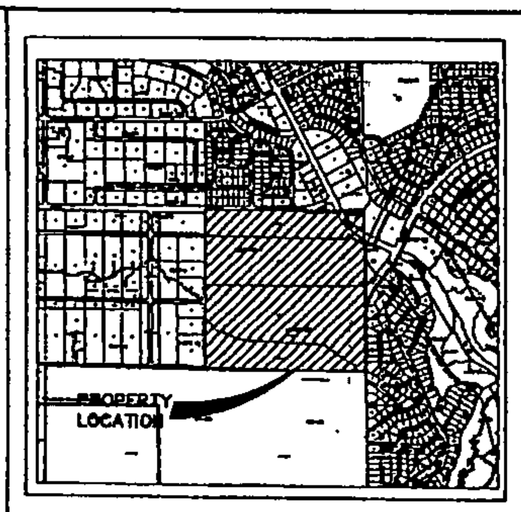
250 0 750 1000

Zone Atlas Page

D-9-Z

Map Amended through July 31, 2003





SUBDIVISION DATA

SITE PLAN AREA	164.2713 AC
ZONE ATLAS NO	D-9-Z
NO OF LOTS CREATED	675 LOTS MAX
ZONING	R-D
DATE OF SURVEY	MAY 2004
OPEN SPACE	7 AC

LEGAL DESCRIPTION

4 Tracts numbered 1-A, 1-B, 2-A, and 2-B of the Land Division Plat for KASSUBA-MONTBEL LANDS, within Section 21, T11N, R2E, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, NM, on January 25, 1984, in Plat Book C23, Folio 30; Lot 1, Block 5, Volcano Cliffs, Unit 25, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, NM, on December 15, 1970, in Volume D4, Book 100; and Lot 1, Block 3, Unser Cliffs Subdivision, as the same is shown and designated on the plat thereof, file in the office of the County Clerk of Bernalillo County, NM, on August 12, 2004, in Book 2004C, Page 238.

DRB SITE PLAN APPROVAL

Traffic Engineering, Transportation Division	9-29-04 DATE
Utilities Development	9/29/2004 DATE
Parks and Recreation Department	9/23/04 DATE
City Engineer	9/29/04 DATE
* Environmental Health Department (conditional)	9/29/04 DATE
Solid Waste Management	9/29/04 DATE
DRB Chairperson, Planning Department	DATE

GENERAL NOTES

1. DEVELOPMENT DENSITY: AREA OF SITE IS 164.27 ACRES.
2. PARK DEVELOPMENT: THE DEVELOPER WILL DEDICATE LAND [illegible] Vista Vieja Phase One
3. OPEN SPACE: TOTAL REMAINING OPEN SPACE REQUIRED THE PROVISION OF DETACHED OPEN SPACE PER THE PR SECTION 14-16-3-3(C). VIA
4. WATER AND SEWER: A DEVELOPMENT AGREEMENT BETWEEN THE DEVELOPER AND THE ALBUQUERQUE/ BERNALILLO COUNTY WATER UTILITY AUTHORITY AND APPROVAL OF THE AUTHORITY TO SERVE THE DEVELOPMENT IS REQUIRED PRIOR TO PRELIMINARY PLAT APPROVAL. WATER AND SANITARY SEWER SERVICE TO THE SITE WILL BE COORDINATED WITH THE UTILITY DEVELOPMENT SECTION, CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT.
5. PARKING: OFF-STREET PARKING IS PROVIDED ON EACH SITE IN ACCORDANCE WITH SECTION 14-16-3-1 OF THE ZONING CODE FOR LOTS WITH THE "P1" DESIGNATION.
6. ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC AND PRIVATE STREETS.
7. PERIMETER WALL: THE SUBDIVISION PERIMETER GARDEN WALL WILL BE CONSTRUCTED PER AN APPROVED PRELIMINARY PLAT.
8. BICYCLE AND PEDESTRIAN SITE INGRESS/EGRESS: CONSISTS OF THE INTERNAL SIDEWALKS AND PATHS. THE LANDSCAPE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE FOR THE BENEFIT OF THE HOME OWNERS ASSOCIATION, AND SHALL BE MAINTAINED BY SAME.
9. LOT LAYOUT AND SIZING: CONCEPTUAL FINAL LOT LAYOUT AND SIZING SHALL BE SUBMITTED WITH PHASED PRELIMINARY PLATS. TOTAL LOTS SHALL NOT EXCEED 675. MAXIMUM DWELLING UNIT BUILDING HEIGHT WILL BE 26 FEET AND EACH HOUSE WILL COMPLY WITH RT ZONING SETBACK REQUIREMENTS
10. THIS SITE DEVELOPMENT PLAN HAS BEEN PREPARED TO COMPLY WITH SECTION 14-16-2-14(C) OF THE ZONING CODE AND HAS BEEN DESIGNED TO COMPLY WITH THE RELEVANT PORTIONS OF THE NORTHWEST MESA ESCARPMENT PLAN AND THE WEST SIDE STRATEGIC PLAN.

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

VISTA VIEJA

SITE DEVELOPMENT PLAN FOR SUBDIVISION

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	RSM	WCEA NO. X3218878	DATE SEPT. 2004
DRAWN	BCC	PROJECT NO. N/A	SHEET NO. 1 OF 1
CHECK	DBA		

ALBUQUERQUE
Making History

City of Albuquerque

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

Date: September 30, 2004

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on 9/30/04 (date)

TO CONTACT NAME: Robert MacLaren
COMPANY/AGENCY: Wilson + Co Inc. Engineers + Architects
ADDRESS/ZIP: 4900 Lang Ave NE 87109
PHONE/FAX #: 348-4000 Fax 348-4055

Contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tract 2A, Tract 2B, Tract 1B, Tract 1A of the Kessler-Montbel lands
zone map page(s) _____.

Our records indicate that as of 9/30/04 (date), there were **no Recognized Neighborhood Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

planning.norccognized.na.form(07/04)

Total of Two Pages

<u>AS A COMMON COURTESY</u> YOU MAY NOTIFY THE SURROUNDING "<u>UNRECOGNIZED</u>" NEIGHBORHOOD ASSOCIATION FOR YOUR PROJECT.

<u>Volcano Cliffs Property Owners Association</u>

Billy Wright
4112 Blue Ridge Pl NE, Albuquerque, NM 87111
296-5237

Dave Heil
160 Itasca, Rio Rancho, NM 87124
892-7152

7003 2260 0003 1680 2893

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OFFICIAL USE

ALBUQUERQUE, NM 87111

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

UNIT 3401500118

ALBUQUERQUE, NM 87114 PINO STATION
Postmark Here
OCT 2
Clerk: KHV93Q
10/02/04

Sent To: Volcano Cliffs Property Owners Assn, Bill Wright

Street, Apt. No.; or PO Box No.: 4112 Blue Ridge Pl. NE

City, State, ZIP+4: Albuquerque, NM 87111

PS Form 3800, June 2002 — See Reverse for Instructions

UNITED STATES POSTAL SERVICE

***** WELCOME TO *****
PINO STATION
ALBUQUERQUE,N.M. 87114-9997
10/02/04 11:53AM

Store	USPS
Wkstn	sys5005
Cashier's Name	BILL
Stock Unit Id	WINBILL
PO Phone Number	800-ASK-USPS
USPS #	3401500118
Trans	54
Cashier	KHV93Q

1. First Class 4.65
   Destination: 87111
   Weight: 1.10 oz.
   Postage Type: PVI
   Total Cost: 4.65
   Base Rate: 0.60

SERVICES

Certified Mail	2.30
70032260000316802893	
Rtn Recpt (Green Card)	1.75

Subtotal	4.65
Total	4.65
Cash	5.00
Change Due Cash	0.35

Number of Items Sold: 1

Thank You
Please come again!

TY OF ALBUQUERQU_

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: ROBERT MACLAKE / WILSON & COMPANY, INC. **Date of request:** 10/04/04 **Zone atlas page(s):** D-9-Z

CURRENT:

Zoning R-1

Parcel Size (acres / sq.ft.) 15.2 ACRES

Legal Description -

Lot or Tract # 1-A, 1-B, 2-A & 2-B Block # _____

Subdivision Name KASSHBA-MONTBEL LANDS

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: [1]

# of units - 149

Building Size - _____(sq. ft.)

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

Applicant or Representative _____ Date 10.4.04

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [ ] BORDERLINE [X]

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [ ] NO [X] Mitigating reasons for not requiring **TIS:** Previously studied: [ ]

Notes: PHASE II WILL REQUIRE TIS TO INCLUDE THESE LOTS

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

_____ 10-4-04

TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

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

TIS **- SUBMITTED** ___/___/___ _____ _____

- FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME Vista Vieja Subdivision

AGIS MAP # D-9

LEGAL DESCRIPTION Tracts 1A, 1B, 2A, 2B Kassuba-Montbel Lands
Albuquerque, NM

___ **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 10-4-04 [date]

Applicant / Agent — 10-4-04 Date

Hydrology Division Representative — 10/4/04 Date

___ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on rec. 6-14-04 [date].

Applicant / Agent — 10-4-04 Date

Utilities Division Representative — 10-4-04 Date

DRB# 1003470

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

PAID RECEIPT

APPLICANT NAME Scott Schiabor SPS, LC

AGENT Wilson & Company

ADDRESS 4900 Long Ave

PROJECT & APP # 1003470/04DRB01522/01523/01524

PROJECT NAME KASSUBA - MONTBELL Lands

$ 20.00 441032/3424000 **Conflict Management Fee**

$ 3005.00 441006/4983000 **DRB Actions**

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

$ 75.00 441018/4971000 **Public Notification**

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

$ 3100.00 **TOTAL AMOUNT DUE**

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

City Of Albuquerque
Treasury Division

10/4/2004 3:08PM LOC: ANNX
RECEIPT# 00030209 WS# 006 TRANS# 0024
Account 441018 Fund 0110
Activity 4971000 TRSEJA
Trans Amt $3,100.00
J24 Misc $75.00
CK $3,100.00
CHANGE $0.00
Thank You

City Of Albuquerque
Treasury Division

10/4/2004 3:07PM LOC: ANNX
RECEIPT# 00030208 WS# 006 TRANS# 0024
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $3,100.00
J24 Misc $3,005.00
Thank You

City Of Albuquerque
Treasury Division

10/4/2004 3:07PM LOC: ANNX
RECEIPT# 00030207 WS# 006 TRANS# 0024
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $3,100.00
J24 Misc $20.00
Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Oct 19, 2004 To Nov. 3, 2004

5. REMOVAL

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

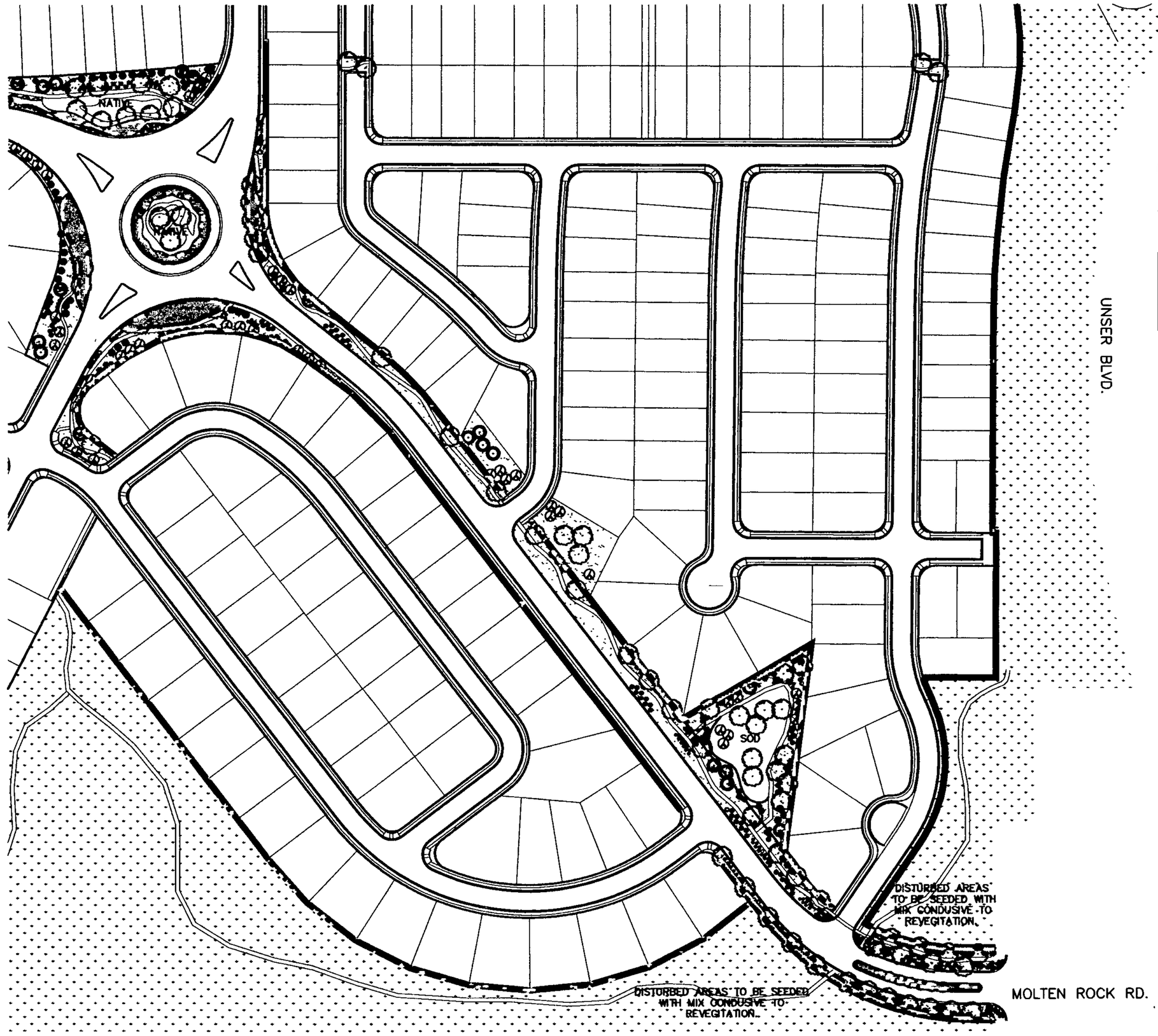
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

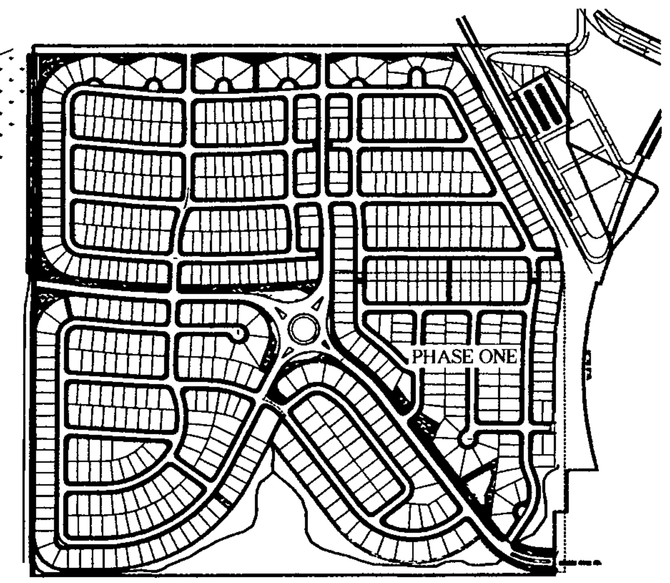
_____ 1-Oct-04
(Applicant or Agent) (Date)

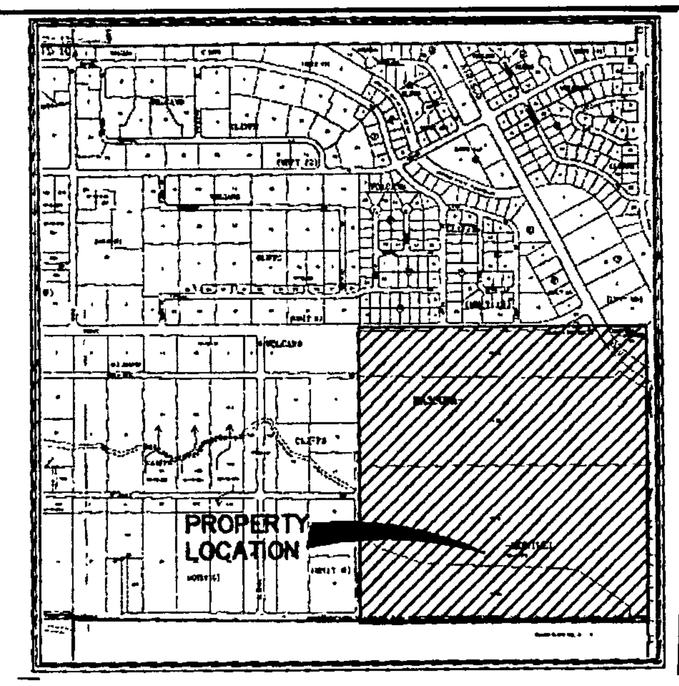
I issued 2 signs for this application, 10-4-04 (Date), _____ (Staff Member)

DRB PROJECT NUMBER: 1003470

Rev. 5/9/03







PLANT LEGEND

SHADE TREE
Ash (M+), Locust (M+)

EVERGREEN TREE
Austrian Pine (M)

ORNAMENTAL TREE
Desert Willow (L), Chitalpa (M), Vitex (M), Washington Hawthorn (M+), New Mexico Olive (M), Golden Raintree (M), Flowering Pear (M+)

LARGE SHRUB
Mountain Mahogany (L+), ThreeLeaf Sumac (L+)

MEDIUM SHRUB
Chamisa (L), Apache Plume (L), Coyote Bush (L)

SMALL SHRUB
Artemisia (L), Broom Dalea (M), Potentilla (M+), Santolina(L)

ORNAMENTAL GRASS
Maiden Grass (M), Regal Mist (M), Threadgrass (M), Purple Silver Grass (M)

GROUNDCOVER
Honeysuckle (M), Cotoneaster (M), Creeping Rosemary (L+)

ACCENT
Palm Yucca (L), Agave (L), Ocotillo (L), Prickly Pear (L), Red Yucca (M)

WILDFLOWER (L)

TAMPED OVERSIZED GRAVEL
WITH FILTER FABRIC

CRIMP STRAW/NATIVE SEED
DISTURBED AREAS

SANTA FE BROWN GRAVEL
WITH FILTER FABRIC

SOD **FESCUE SOD**
WITH POP UP SPRINKLER

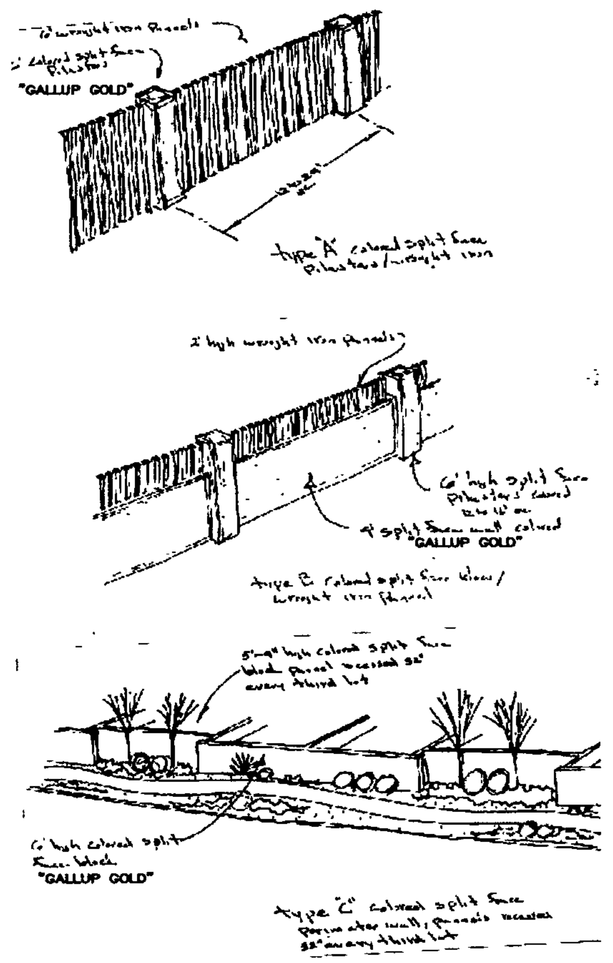
NATIVE **BUFFALO AND BLUE GRAMA SEED**
WITH POP UP SPRINKLER

COMMERCIAL GRADE
STEEL EDGING

WALL TYPE NO. A
COLOR: GALLUP GOLD
SEE DETAIL

WALL TYPE NO. B
COLOR: GALLUP GOLD
SEE DETAIL

WALL TYPE NO. C
COLOR: GALLUP GOLD
SEE DETAIL



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

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Home Owners Association.

It is the intent of this plan to comply with the Northwest Mesa Escarpment Plan.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

Water conservative, environmentally sound landscape principles will be followed in design and installation.

Trees planted in this development should not exceed 15% of high water usage trees.

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

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Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end.

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Vista Vieja

Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmd@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL

JAMES DE FLON
10007

ZONE MAP D-9-Z Proj# 1001685
04DRB-01596
Proj# 1001685
04DRB-01522
04DRB-01522
04DRB-01522

VISTA VIEJA

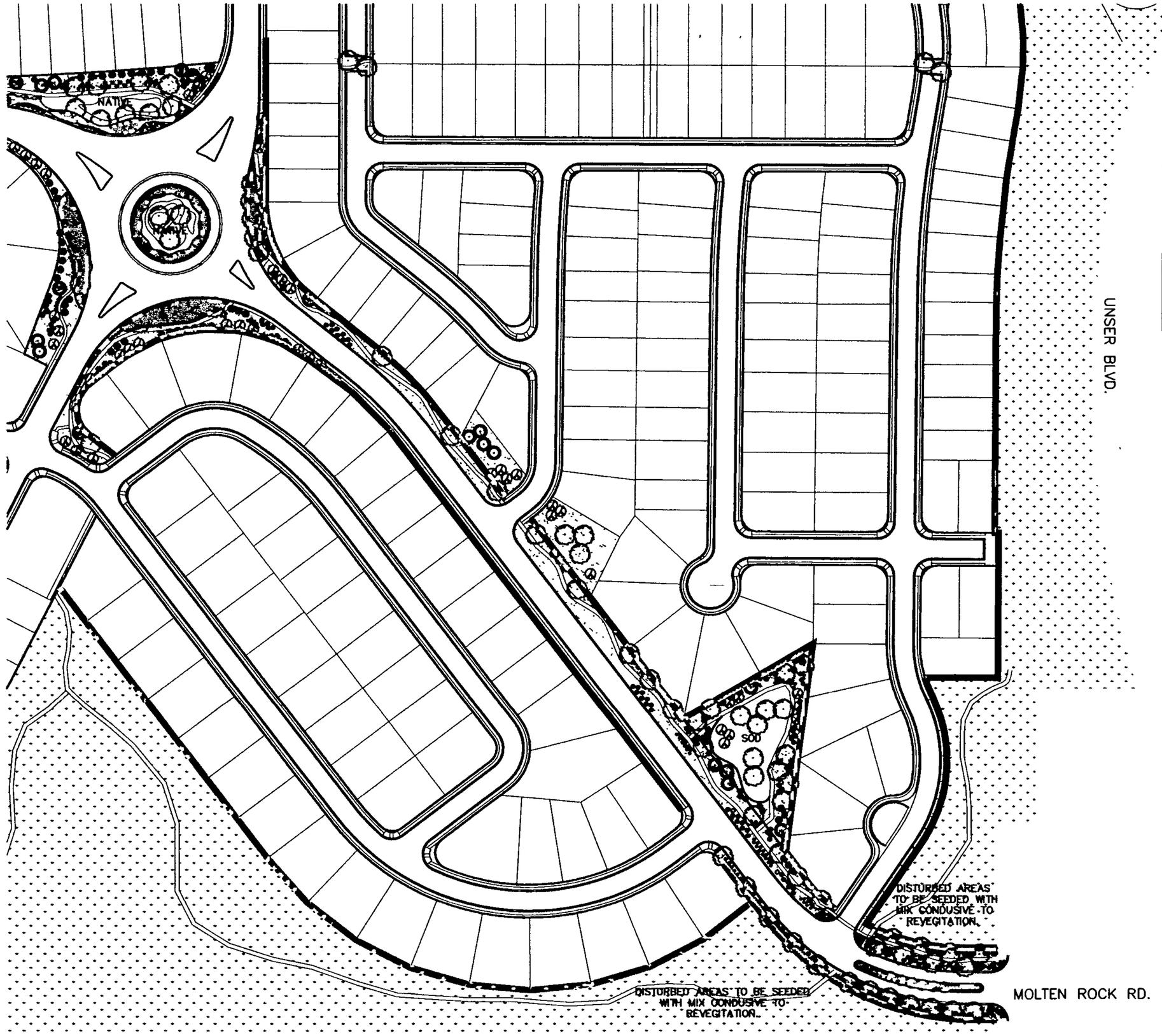
PHASE ONE-PROPOSED WALL TYPES & CONCEPTUAL LANDSCAPE PLAN

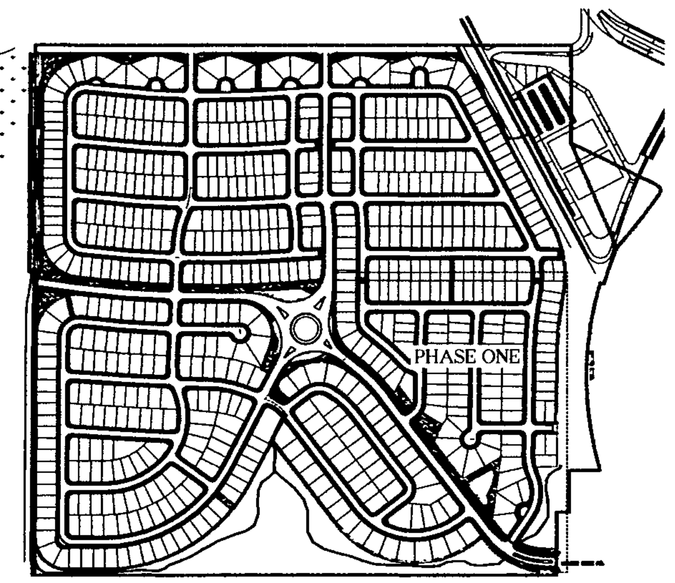
All creative ideas contained thereon represent the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.

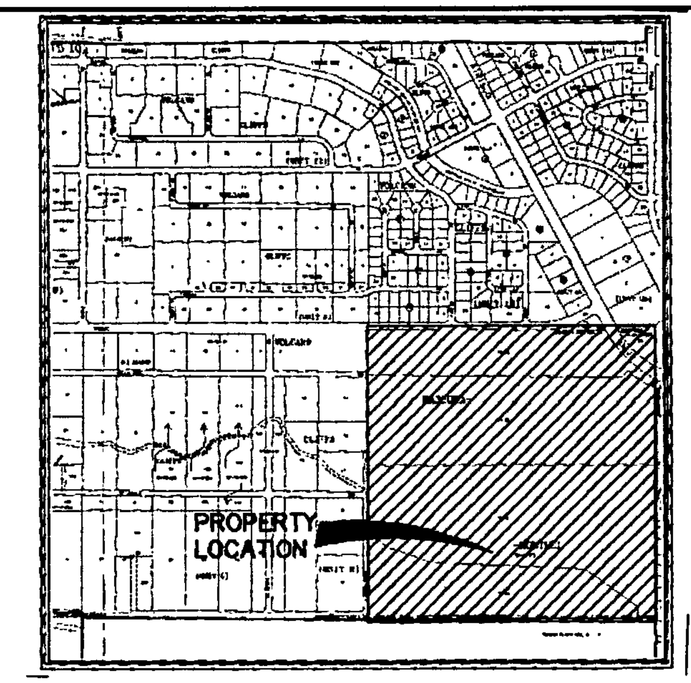
The Hilltop LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY	REVISION #	DATE
CMD	2	11/1/04

SHEET # L1 OF L2







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SEE DETAIL

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SEE DETAIL

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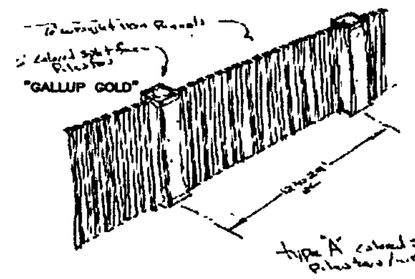

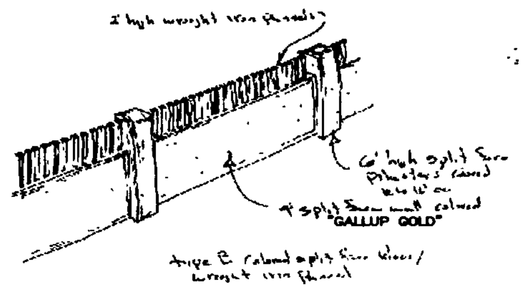

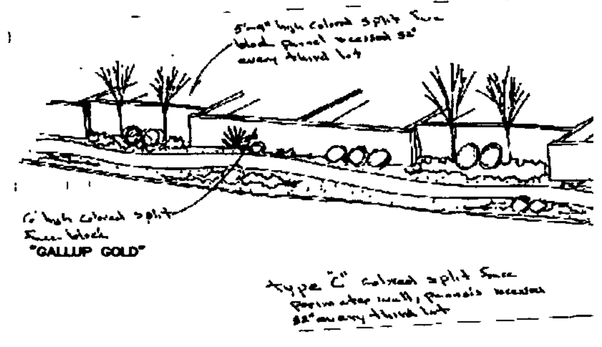

Vista Vieja

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

Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM. 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmd@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL

JAMES DE FLON
#0007

ZONE MAP D-9-Z Proj.# 1001685
04ORB-01566
Proj.# 1003470
04ORB-01523
04ORB-01523
04ORB-01524

PHASE ONE—PROPOSED WALL TYPES & CONCEPTUAL LANDSCAPE PLAN

VISTA VIEJA

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The Hilltop LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY CMD | REVISION 1 2 | DATE 11/1/04

SHEET 1 OF L2

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

PAID RECEIPT

APPLICANT NAME SPS LLC

AGENT Wilson & Co

ADDRESS

PROJECT & APP # 1003470

PROJECT NAME Vista Vega Subd.

$ _____ 441032/3424000 Conflict Management Fee
00

$ 110 441006/4983000 DRB Actions

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

$ _____ 441018/4971000 Public Notification

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

$ 110 00 TOTAL AMOUNT DUE

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

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

4/26/2005 12:54PM LOC: ANNX
RECEIPT# 00041369 WS# 007 TRANS# 0045
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $110.00
J24 Misc $110.00
MC $110.00
CHANGE $0.00
Thank You

7003 2260 0003 1680 2732

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ALBUQUERQUE, NM 87111

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

UNIT ID: A0101
Postmark Here
NOV 2 2004
ALBUQUERQUE, NM
USPS
Clerk: KG7308
11/02/04

Sent To VOLCANO CLIFFS PROPERTY OWNERS ASSN
BILLY WRIGHT
Street, Apt. No.; or PO Box No. 412 BLUE RIDGE PLACE NE
City, State, ZIP+4 ALBUQUERQUE, NM 87111

PS Form 3800, June 2002 — See Reverse for Instructions

WILSON
&COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

1003470

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino

Wilson & Company
Latin America, LLC

1 November 2004

Volcano Cliffs Property Owners Association
Billy Wright
4112 Blue Ridge Pl NE
Albuquerque, NM 87111

Re: Preliminary Plat- Vista Vieja
Tracts 1-A, 2-A, 1-B & 2-B Lands of Kassuba-Montbel
WCEA File: X3-218-078

Dear Mr. Wright:

This letter is to provide additional information to the Volcano Cliffs Neighborhood Association concerning the submittal by Wilson & Company, Inc., acting as agent for the owners of the above referenced property, of the Preliminary Plat – Vista Vieja including Bulk Land Variance and request for Temporary Deferral of Sidewalk Construction to the City of Albuquerque Design Review Board for their review and approval.

The plat and bulk land variance, when finalized and recorded, will create from the existing Kassuba-Montbel Lands, 149 residential lots in the southeast quarter of Vista Vieja and four tracts from the remainder (please see enclosed Preliminary Plat). Tract 1 will be designated open space, and, at a later date, Tracts 2 through 4 will be subdivided by plat into individual lots and street right-of-way. This preliminary plat and the future subdivision plats of tracts 2 through 4 will be in conformance with the approved Vista Vieja Site Development Plan for Subdivision.

A sidewalk deferral for the front of lots is also requested. Front yard sidewalks will be constructed when drivepads are constructed.

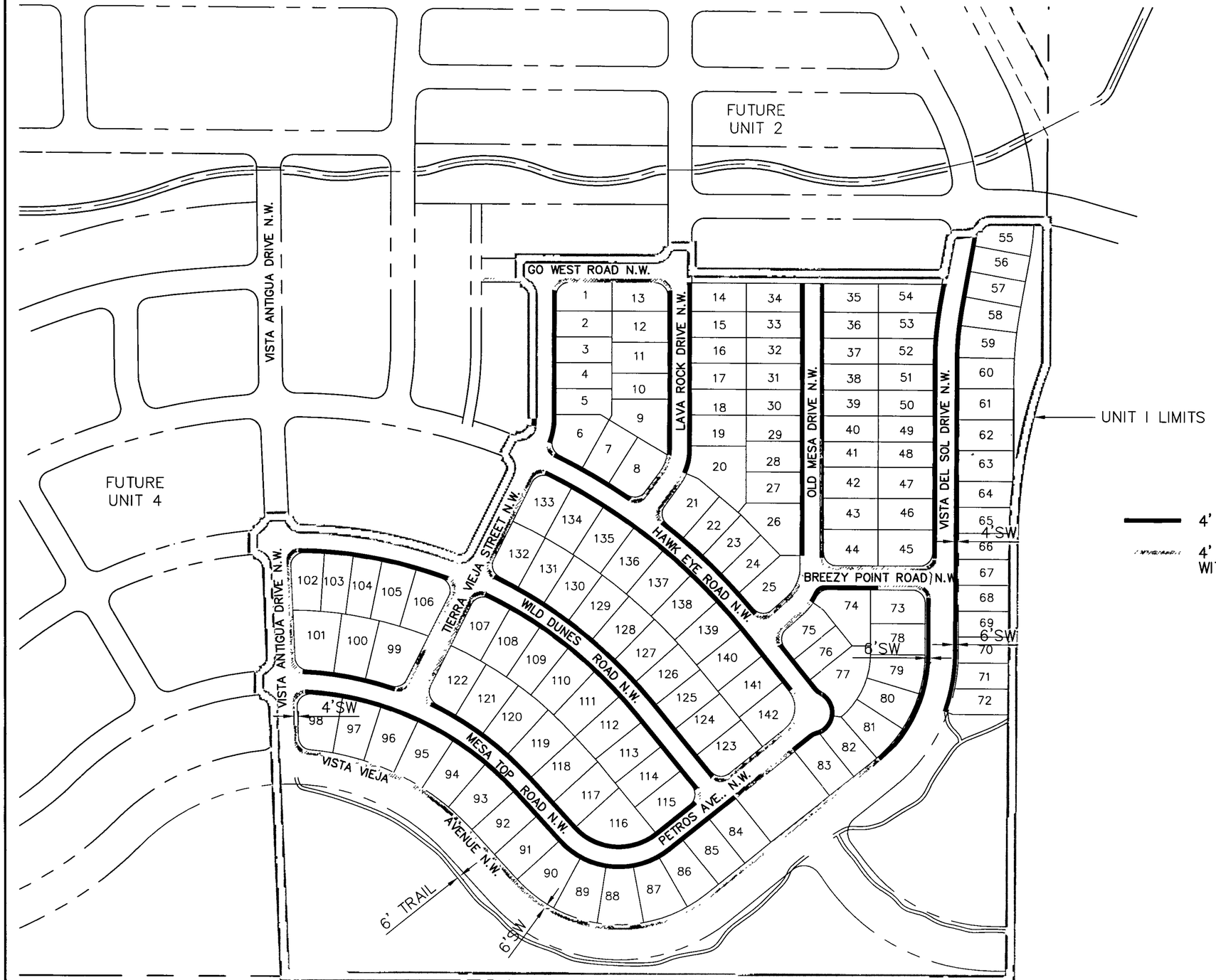
Please contact the City of Albuquerque Design Review Board at 924-3861 or DRB's meeting agenda site at http://www.cabq.gov/planning/drb/drbage.html to confirm the hearing date.

Please contact me at 348-4000 if you have any questions. Thank you.

WILSON & COMPANY, INC.

Robert MacLake, P.E.

Enclosures: Zone Map Page D-9-Z
Vista Vieja Site Development Plan for Subdivision
Preliminary Plat- Vista Vieja
Sidewalk Deferral Exhibit



4' SIDEWALK TO BE DEFERRED

4' SIDEWALK TO BE CONSTRUCTED WITH ROADWAY

EXHIBIT C
Date 4/27/05

GRAPHIC SCALE

200 0 100 200

(IN FEET)
SCALE 1"=200'

WILSON & COMPANY
4900 LANG AVE., NE
SUITE 100
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

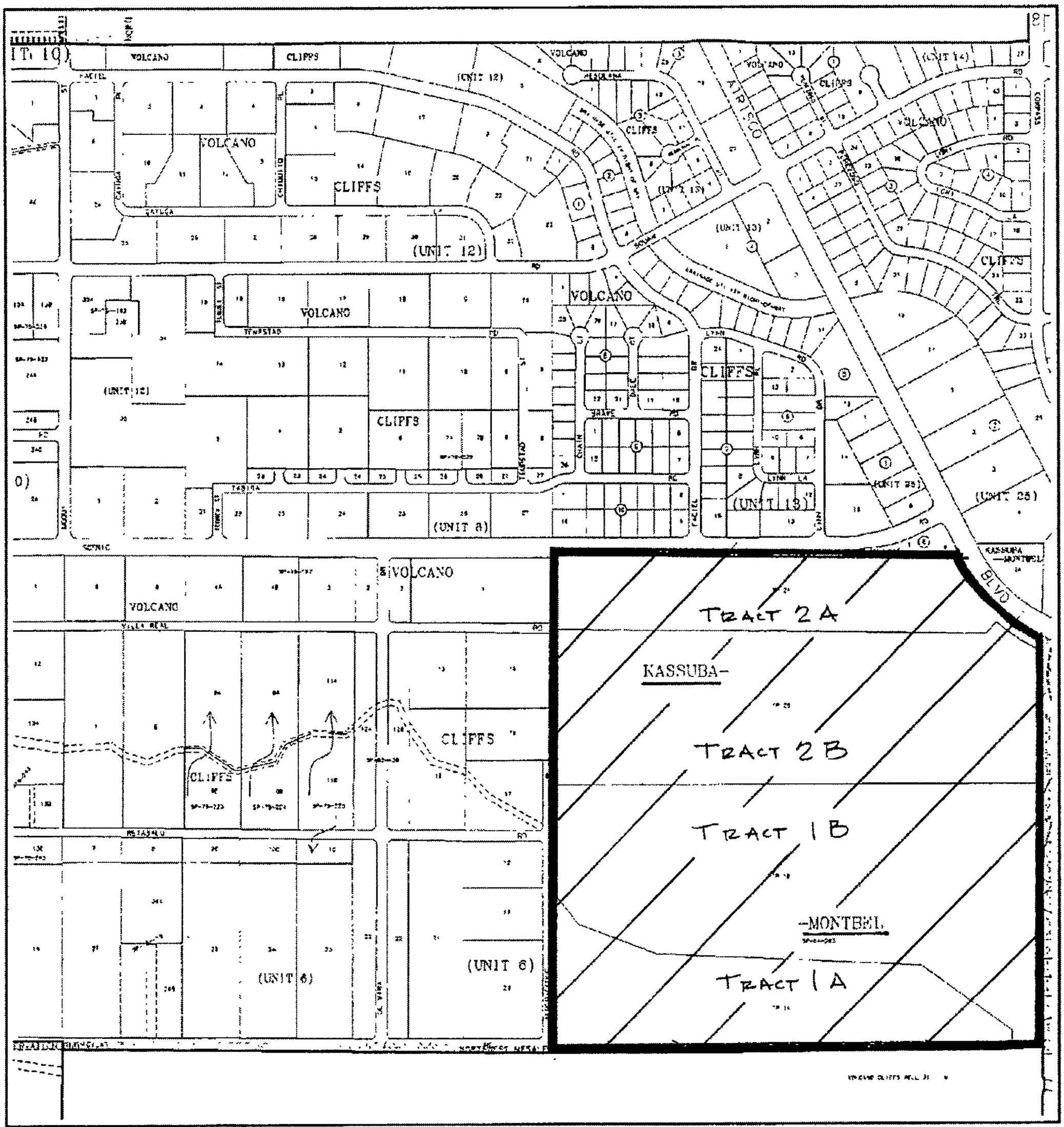
VISTA VIEJA SUBDIVISION UNIT 1

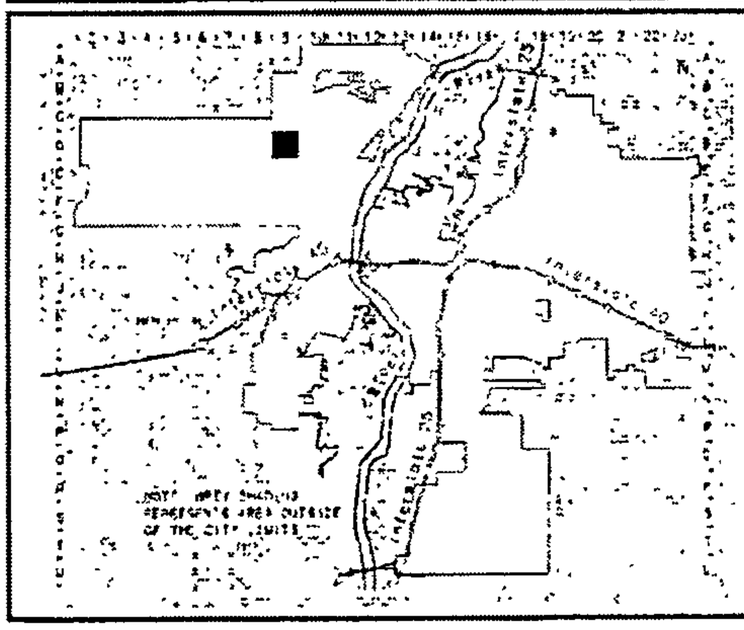
SIDEWALK DEFERRAL EXHIBIT

DESIGN RSM	WCEA NO X3218078	DATE APRIL 2005
DRAWN STAFF	PROJECT NO N/A	SHEET NO 1 OF 1
CHECK DSA		

X:\Public\PROJECTS\X3218078\M\Exhibits\8378SW_DEFERRAL.dwg 4/22/2005 9:42:14 AM MDT

PROJ# 1003470





CITY OF
Albuquerque

A lbuquerque G eographic I nformation S ystem

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

D-9-Z

Map Amended through July 31, 2003

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z		
		SUBDIVISION	
		___	Major Subdivision action
		___	Minor Subdivision action
	V	___	Vacation
		___	Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN	
		___	for Subdivision Purposes
		___	for Building Permit
		___	IP Master Development Plan
		___	Cert. of Appropriateness (LUCC)
		STORM DRAINAGE	
		___	Storm Drainage Cost Allocation Plan
		ZONING & PLANNING	
		___	Annexation
		___	County Submittal
		___	EPC Submittal
		___	Zone Map Amendment (Establish or Change Zoning)
	P	___	Sector Plan **(Phase I, II, III)**
		___	Amendment to Sector, Area, Facility or Comprehensive Plan
		___	Text Amendment (Zoning Code/Sub Regs)
		___	Street Name Change (Local & Collector)
L	A	**APPEAL / PROTEST of...**	
D		___	Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: MESA VERDE DEVELOPMENT LLC PHONE 828-9900

ADDRESS: 8300 CARMEL NE FAX: 828-9901

CITY ALBUQUERQUE STATE NM ZIP 87122 E-MAIL

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

AGENT (if any): WILSON & COMPANY PHONE: 348-4000

ADDRESS: 4900 LANG AVE NE FAX:

CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL:

DESCRIPTION OF REQUEST: AMEND APPROVED SITE DEVELOPMENT FOR SUBDIVISION AND LANDSCAPING PLAN

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

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

Lot or Tract No. TRACTS 1A, 2A, 1B, 2B Block Unit

Subdiv / Addn LANDS OF MONTBEL-KUSSUBA

Current Zoning: R-D Proposed zoning: R-D

Zone Atlas page(s): D-9-2 No. of **existing** lots 4 No of **proposed** lots: 620

Total area of site (acres): 158 Density if applicable dwellings per gross acre: dwellings per net acre

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

UPC No 100906339718140115 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS On or Near. WEST OF 81ST STREET AND SOUTH OF

Between SCENIC BLVD. and

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.). DRB 1003470

Z-85-84 Ax 85-20 04DRB00925 DRB 97-274 04DRB01460

Check-off if project was previously reviewed by Sketch Plat/Plan ✓, or Pre-application Review Team ✓. Date of review: SKETCH 6/2/04

SIGNATURE DATE ✓

(Print) WILLIAM ALLEN ✓ Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers	Action	S F	Fees
05DRB-00339	~~ASBP~~ ASPS PC(3)		$ 50.00
	CMF	___	$ 20.00
		___	$
		___	$
		___	$
			Total $ 70.00

Hearing date 3-9-05

3-1-05

Project # 1003470

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☐ **SKETCH PLAN REVIEW AND COMMENT**

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Blue-line copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

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☑ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

✓ Proposed amended Site Plan (folded to fit into an 8 5" by 14" pocket) **6** copies.
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
NA Letter of authorization from the property owner if application is submitted by an agent
NA Infrastructure List, if relevant to the site plan
NA Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off **Your attendance is required.**

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
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__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline **Bring the original Mylar** to the meeting for sign-off **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.

WILLIAM ALLEN
Applicant name (print)

3/1/05
Applicant signature / date

Form revised October 2004

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

Application case numbers
05DRB-_____-00339
_____-_____-_____
_____-_____-_____

3-1-05
Planner signature / date

Project # 1003470

C-9-Z

C-8-Z

C-10-Z

D-8-Z

D-10-Z

E-8-Z

E-10-Z

E-9-Z

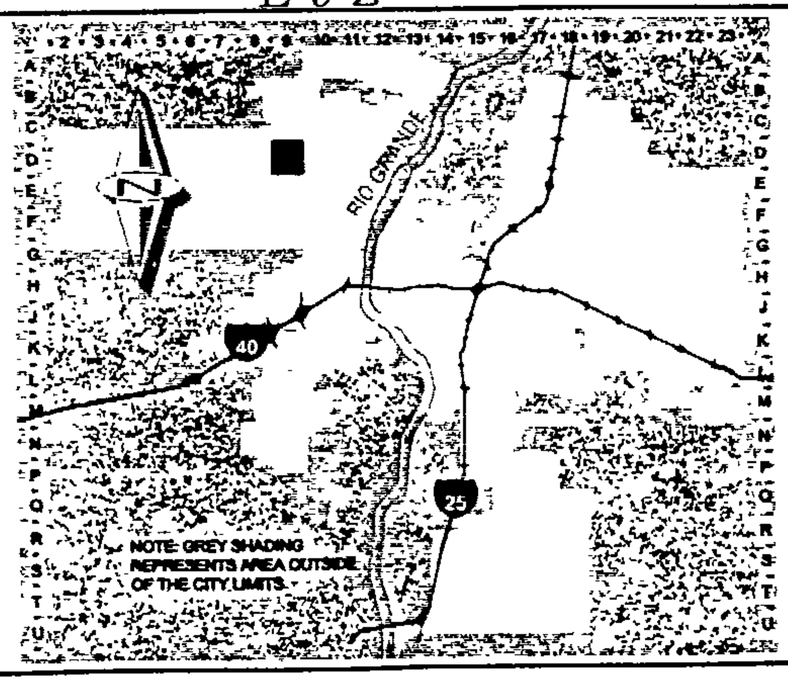
Zone Atlas Page: **D-9-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet



CITY OF ALBUQUERQUE 1706 THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Haciendo Historia

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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WILSON &COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

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Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
San Diego

Wilson & Company
Latin America, LLC

Ms Sheran Matson, AICP
Development Review Board Chair
City of Albuquerque

RE: Vista Vieja Site Development Plan and Landscaping Plan
Tracts 1A, 1B, 2A, & 2B Kassuba-Montbel Lands

March 1, 2005

Dear Ms Matson:

Enclosed are six copies of the Amended Vista Vieja Site Development Plan and Landscaping Plan for DBR review and approval. Previously, Vista Vieja received an approval of the Site Development Plan for Subdivision (September 29, 2004; DRB #1003470). I have attached a copy of our original letter requesting the Site Development Plan approval (September 20, 2004).

The Plan has been amended in response to three facilitated neighborhood meetings and incorporates planning concepts resulting from the Volcano Cliffs planning initiative performed by the City Council, specifically:

1. The overall number of dwelling units is reduced from 675 to 620.
2. Street alignment has been revised to provide for a parkway street adjacent to the major City Open Space along the south boundary.
3. An open space arroyo corridor has been aligned through the project on an east-west axis.
4. A central community space has been included.

The Amended Site Development Plan and Landscaping Plan continues to be designed to comply with the Northwest Mesa Escarpment Plan.

Please schedule this request for the DRB meeting of March 9, 2005.

If there is any question regarding this request, please contact Robert MacLake at 348-4024 or the developer directly (William Allen 440-7262).

Sincerely,

Wilson & Company

Robert MacLake, P.E.

Xc: Mr. Richard Dineen, Planning Director

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

PAID RECEIPT

APPLICANT NAME Mesa Verde Development

AGENT Wilson & Co

ADDRESS 4900 Long AVE NE.

PROJECT & APP # 1003420 / 05DRB 00339

PROJECT NAME Mesa Vieja

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 50.00 **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 70.00 **TOTAL AMOUNT DUE**

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

3/1/2005 11:08AM LOC: ANNX
RECEIPT# 00033859 WS# 007 TRANS# 0021
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Trans Amt $70.00
J24 Misc $20.00

Thank You

*****DUPLICATE*****
City Of Albuquerque
Treasury Division

3/1/2005 11:08AM LOC: ANNX
RECEIPT# 00033859 WS# 007 TRANS# 0021
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt $70.00
J24 Misc $50.00
CK $70.00
CHANGE $0.00

Thank You

*****DUPLICATE*****
City Of Albuquerque
Treasury Division

3/1/2005 11:08AM LOC: ANNX
RECEIPT# 00033859 WS# 007 TRANS# 0021
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Trans Amt $70.00
J24 Misc $20.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE — **D**
- ____ Storm Drainage Cost Allocation Plan

V — **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)

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

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

APPLICANT INFORMATION:

NAME: MESA VERDE DEVELOPMENT LLC PHONE: 828-9900
ADDRESS: 8300 Carmel NE FAX: 828-9901
CITY: ALBQ STATE NM ZIP 87122 E-MAIL:
Proprietary interest in site: OWNER List **all** owners:
AGENT (if any): WILSON & COMPANY PHONE: 348-4000
ADDRESS: 4900 LANG AVE, NE FAX: 858-3021
CITY: ALBQ STATE NM ZIP 87109 E-MAIL:
DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN AND LANDSCAPING PLAN FOR 675 LOT DEVELOPMENT

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

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

Lot or Tract No. 1A, 2A, 1B, 2B Block: ____ Unit: ____
Subdiv. / Addn. MONTBEL - KASS USA TBK Vista Vieja
Current Zoning: RD Proposed zoning: RD
Zone Atlas page(s): D-9-Z No. of **existing** lots: 4 No. of **proposed** lots: 675
Total area of site (acres): 158 Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. ____ MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: WEST OF 81ST & SOUTH OF SEVILLE DR.
Between: 81st NW and Artisco NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Z85-84 - AX85-20 DRB 1003470 04DRB00825 DRB97-274

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

SIGNATURE ____ DATE ____

(Print) WILLIAM ALLEN ✓ Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	04DRB - 01460	SPS	P(3)	$ 385.00
☑ All fees have been collected		CMF	___	$ 20.00
☑ All case #s are assigned			___	$
☑ AGIS copy has been sent			___	$
☐ Case history #s are listed			___	$
☑ Site is within 1000ft of a landfill				Total
☐ F.H.D.P. density bonus				
☐ P.H.D.P. fee rebate	Hearing date 9-29-04			$ 405.00

Planner signature / date 9-20-04 **Project #** 1003470

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

❑ SKETCH PLAN REVIEW AND COMMENT

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

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

☒ SITE DEVELOPMENT PLAN FOR SUBDIVISION

X Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X Letter of authorization from the property owner if application is submitted by an agent
In Letter X Copy of the document delegating approval authority to the DRB
N/A Infrastructure List, if relevant to the site plan
X 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

❑ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
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❑ AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

❑ AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
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❑ D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

❑ D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

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

Applicant name (print)

Applicant signature / date

Form revised September 2001

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

Application case numbers
04DRB-_____-01466
_____-_____-_____
_____-_____-_____

Planner signature / date

Project # 1003470

WILSON
&COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

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Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino

Wilson & Company
Latin America, LLC

Ms. Sheran Matson, AICP
Development Review Board Chair
City of Albuquerque

RE: Vista Vieja Site Development Plan and Landscaping Plan
Tracts 1A,1B,2A,&2B Kassuba-Montbel Lands

September 20, 2004

Dear Ms. Matson:

Enclosed are six copies of the Vista Vieja Site Development Plan and Landscaping Plan for DBR review and approval. Previously, Vista Vieja was submitted for Sketch Plat review (May 2, 2004 DRB #1003470).

The subject property is currently zoned R-D Residential and Related Uses, Developing Area (see Jack Basye letter dated 6/22/04 attached).

It is our intent to develop the property with single family detached homes with a range of lot widths and areas (minimum 45' wide x 105'deep, 4,7250 SF); therefore per Section 14-16-2-14(B) of the Zoning Code, we are seeking approval by the Planning Director for uses of the R-T zone. Our discussions with Mr. Richard Dineen indicate that this matter should be delegated to the DRB per Section 7-14-18-C: "Permissive Uses, in areas not covered by an adopted Sector Development Plan, but pursuant to a Site Development Plan and Landscaping Plan approved by the Planning Director. Uses permissive in the R-T zone, subject to all controls of the R-T zone." For reference, we are aware of a recent case which was similarly zoned and reviewed by the DRB under this Section of the Zoning Code (04DRB-00894).

The Site Development Plan and Landscaping Plan have been designed to comply with the Northwest Mesa Escarpment Plan.

Please schedule this request for the DRB meeting of September 29, 2004.

If there is any question regarding this request, please contact Robert MacLake at 348-4024 or the developer directly (William Allen 440-7262).

Sincerely,

Wilson & Company

Robert MacLake, P.E.

Xc: Mr. Richard Dineen, Planning Director

Mr. Robert MacLake, P.E.
Wilson & Company, Inc., Engineers and Architects
4900 Lang Ave, NE
Albuquerque, NM 87109

RE: Vista Vieja Development
Tracts 1A,1B,2A,&2B Kassuba-Montbel Lands

September 20, 2004

Dear Sir:

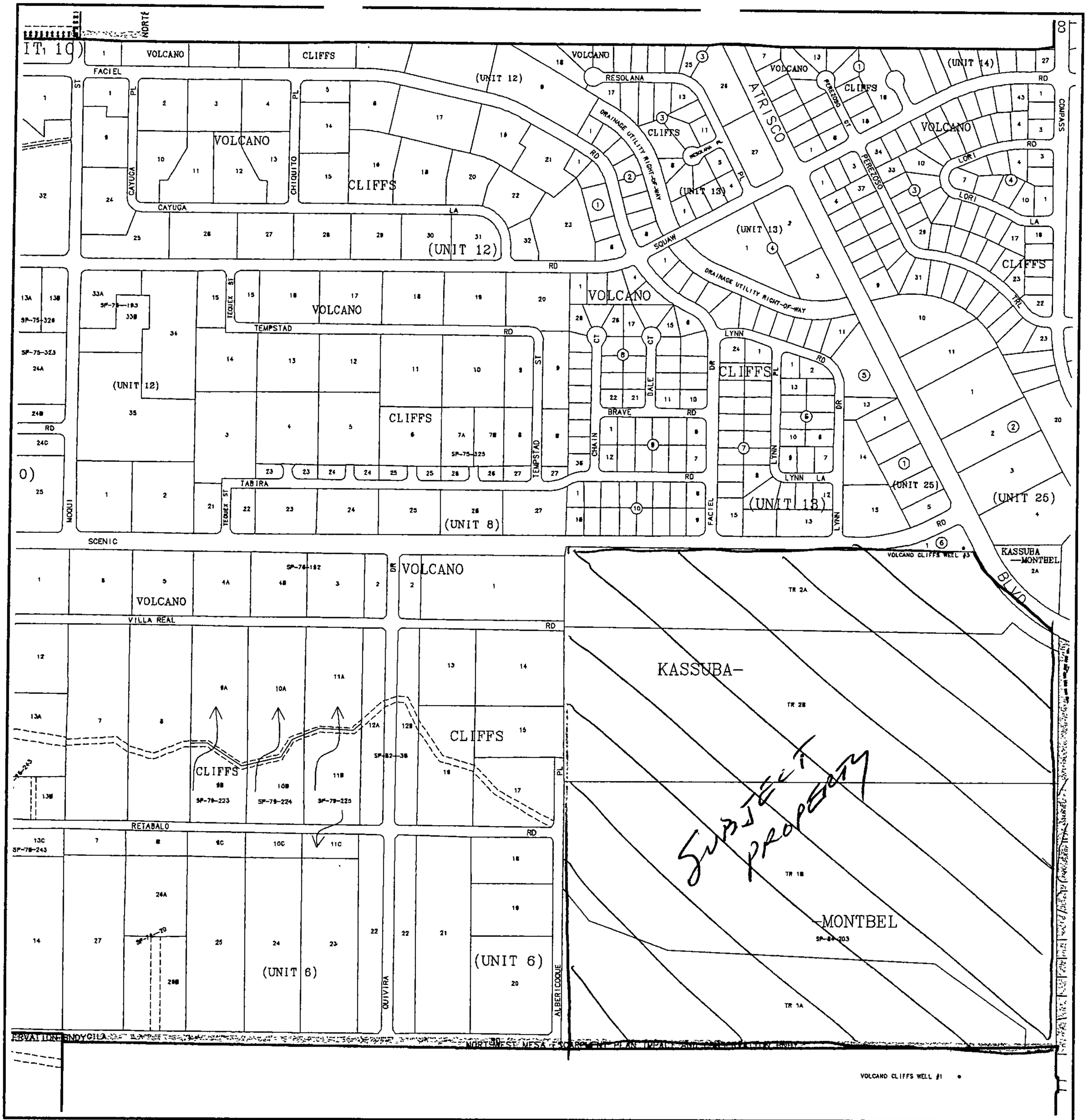
Mesa Verde Development, LLC hereby authorizes Wilson & Company, Inc., Engineers and Architects to act as our agent for the platting and zoning of Vista Vieja Subdivision located in the City of Albuquerque.

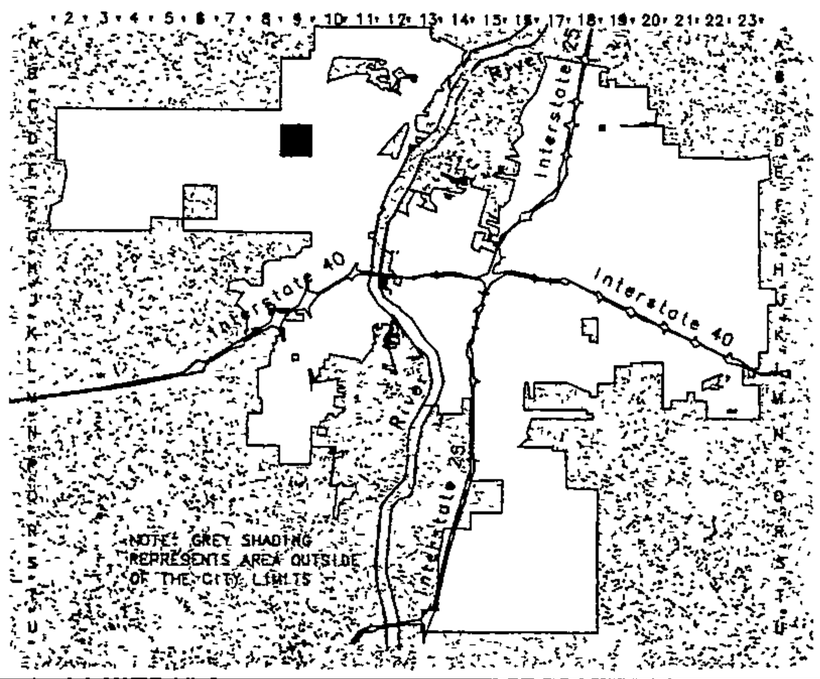
Sincerely,

Mesa Verde Development, LLC

9-20-04

Scott Schiabor Date





CITY OF
Albuquerque

A Albuquerque G Geographic I Information S System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

D-9-Z

Map Amended through January 21, 2003

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

PAID RECEIPT

APPLICANT NAME Mesa Verde Development, LLC

AGENT Wilson & Company

ADDRESS _____

PROJECT & APP # 1003476

PROJECT NAME Vista Vieja

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 385.00 **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 405.00 **TOTAL AMOUNT DUE**

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

ROBERT M. ADAMS 1078
PERSONAL ACCOUNT
13205 JO LN., N.E.
ALBUQUERQUE, NM 87111

3059
Date September 20, 2004
95-78/1070

Pay To The Order Of City of Albuquerque Treasury Division $ ***DUPLICATE***

Four Hundred Five and 00/100 Dollars

City of Albuquerque
Treasury Division

Security Features Details on Back

COMPASS BANK
1-800-822-5127
ALBUQUERQUE, NM 87125-6144

For Vista Vieja Subdivision

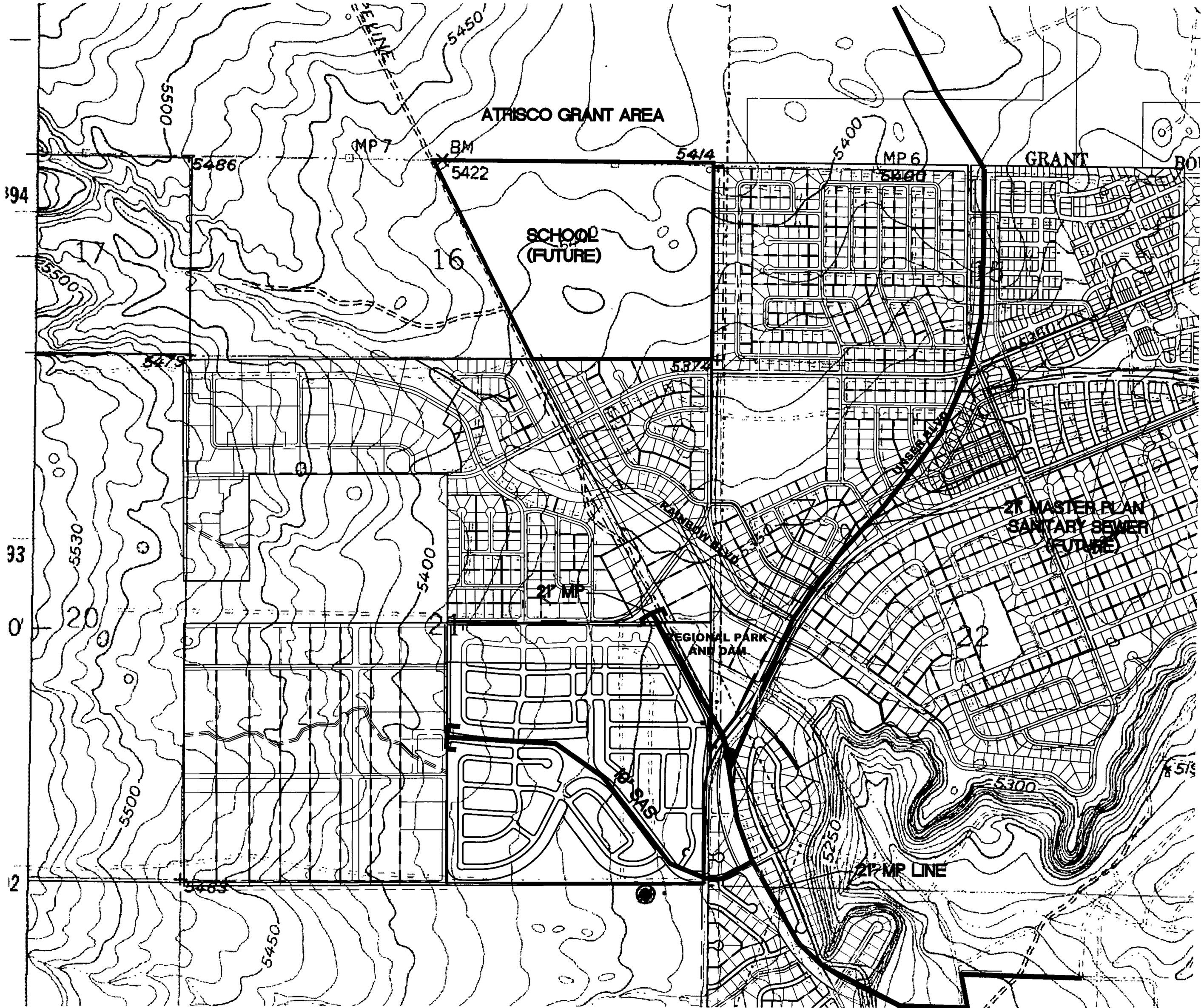
⑈107000784⑈ 012804221⑈ 3059

9/20/2004 4:25PM LOC: ANNX
RECEIPT# 00029370 WS# 008 TRANS# 0065
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Trans Amt $405.00
J24 Misc $20.00

Thank You

9/20/2004 4:25PM LOC: ANNX
RECEIPT# 00029371 WS# 008 TRANS# 0065
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt $405.00
J24 Misc $385.00
CK $405.00
CHANGE $0.00

Thank You

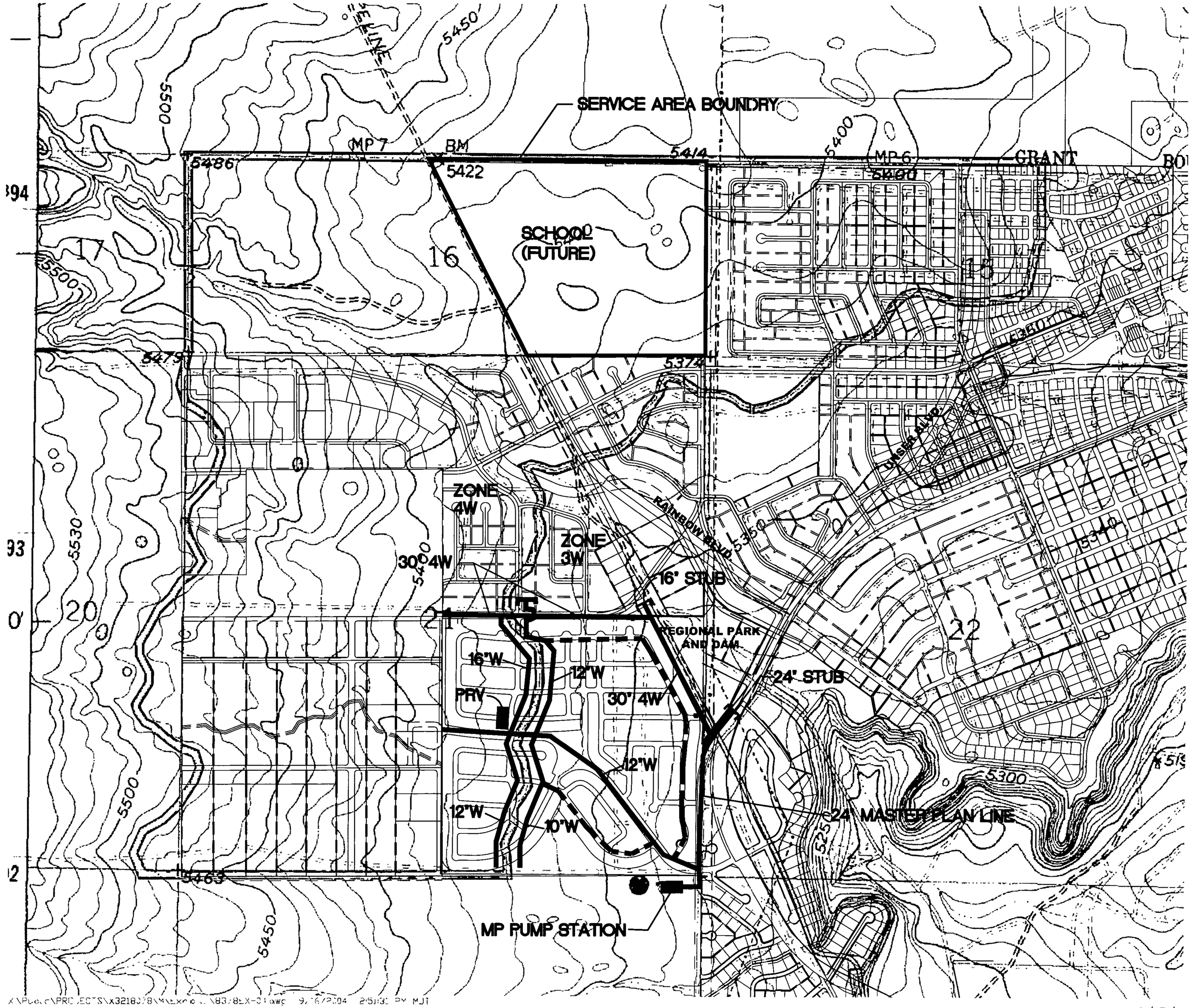


9/17/04

WILSON & COMPANY
4900 LANG AVENUE N.E.
SUITE 100
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

VISTA VIEJA

EXHIBIT II-A - SANITARY
158 ACRE SITE



N

GRAPHIC SCALE

0 500 1000 2000

(IN FEET)
1 inch = 1000ft.

9/17/04

WILSON & COMPANY
4900 LANG AVENUE N.E.
SUITE 100
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

VISTA VIEJA

EXHIBIT II-B - WATER
158 ACRE SITE

05DRB-00609 Minor-Prelim&Final Plat Approval

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A and 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION,** zoned R-1 residential zone, located on 81ST ST NW, between ALBERICOQUE PL NW and SCENIC RD NW containing approximately 159 acre(s). [REF: 04DRB01522, 04DRB01523, 04DRB01524] (D-9)

The preliminary and final plat were approved and signed off by the Board.

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

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

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

Roger A Shaw

FXR Sheran Matson, AICP, DRB Chair

Cc: SPS LLC, 828 Carmel Ave NE, 87109
Wilson & Company, 4900 Lang Ave NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 20, 2005

9. Project # 1003470

04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION**, zoned R-1 residential zone, located west of 81ST ST NW and southwest of ATRISCO NW between 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05]* (D-9)

At the April 20, 2005, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.

2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.

3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.

4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The preliminary plat was deferred at the agent's request to April 27, 2005. The temporary deferral of sidewalks was deferred at the agent's request to April 27, 2005.

9 Complete 4-25 Ag

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: **05DRB-00609 (P&F)** Project # **1003470**

Project Name: **VISTA VIEJA SUBDIVISION**

Agent: Wilson & Company Phone No.: 348-4000

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 4-20-05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION: _____
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ UTILITIES: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ CITY ENGINEER / AMAFCA: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ PARKS / CIP: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ PLANNING (Last to sign): _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ **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.
- ❑ **Include 3 copies of the approved site plan along with the originals.**
- ❑ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk**
- ❑ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ❑ **AGIS DXF File approval required.** — Okay
- ☒ **Copy of recorded plat for Planning.**

Project Number 1003470

9

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

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- ☐ TRANSPORTATION: _____
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- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
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- ☐ PLANNING (Last to sign): _____
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- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** — Okay
- ☒ **Copy of recorded plat for Planning.**

Project Number 1003470

#7 Complete 3/11/05 RL Sch

DRB CASE ACTION LOG (AMENDED SITE PLAN ~~B~~P)

REVISED 2/5/04

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

DRB Application No.: **05DRB-00339 (~~ASBP~~ ASPS)** Project #: **1003470**

Project Name: **LANDS OF MONTBEL-KUSSUBA**

Agent: Wilson & Company Phone No.: 348-4000

Your request for (Amended) **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOPMENT PLAN),** was approved on 3/09/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION: _____
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ UTILITIES: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ CITY ENGINEER / AMAFCA: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ PARKS / CIP: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ PLANNING (Last to sign): _____
- ❑ _____
- ❑ _____
- ❑ _____

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  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
- ❑ **Include 3 copies of the approved site plan ~~along with the originals~~.**
- ❑ **County Treasurer's signature must be obtained prior to the recording of the plat with the 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.**

Project Number 1003470

#7

DRB CASE ACTION LOG (AMENDED SITE PLAN ~~BP~~)

REVISED 2/5/04

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

DRB Application No.: **05DRB-00339 (~~ASBP~~ ASPS)** Project #: **1003470**

Project Name: **LANDS OF MONTBEL-KUSSUBA**

Agent: Wilson & Company Phone No.: 348-4000

Your request for (**SDP for SUB**), (**SDP for BP**), **(FINAL PLATS), (MASTER DEVELOPMENT PLAN),** (Amended) was approved on 5/09/10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION: _____
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ UTILITIES: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ CITY ENGINEER / AMAFCA: _____
- ❑ _____
- ❑ _____
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- ❑ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ❑ **AGIS DXF File approval required.**
- ❑ **Copy of recorded plat for Planning.**

Project Number 1003470

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 9, 2005 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 a.m. Adjourned: 11:50 a.m.
B. Changes and/or Additions to the Agenda
C New or Old Business

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

1.	**Project # 1003703** 05DRB-00150 Major-Preliminary Plat Approval 05DRB-00151 Major-Vacation of Pub Right-of-Way 05DRB-00153 Minor-Temp Defer SDWK	THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15,16,19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES)** zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] *[Deferred from 2/23/05 & 3/9/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

2. Project # 1000965 05DRB-00270 Major-Preliminary Plat Approval 05DRB-00275 Major-Vacation of Public Easements 05DRB-00272 Major-Vacation of Pub Right-of-Way 05DRB-00277 Minor-Sidewalk Waiver 05DRB-00278 Minor-Temp Defer SDWK	BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B & 2, LANDS OF RAY GRAHAM III (to be known as **VALLE PARAISO SUBDIVISION @ ANDALUCIA @ LA LUZ,** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857, 05DRB-00124, 05DRB00129] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/11/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: SECURING THE OFFSITE LIFT STATION ACCESS EASEMENT OR USING THE EXISTING EASEMENT IS REQUIRED TO THE SATISFACTION OF THE WATER UTILITY DEPARTMENT. THE HOME OWNERS ASSOCIATION PRESIDENT SHALL SIGN THE FINAL PLAT. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
05DRB-00345 Minor-Amnd SiteDev Plan Subd/EPC 05DRB-00346 Minor-SiteDev Plan BldPermit/EPC	CONSENSUS PLANNING agent(s) for ASW REALTY PARTNERS/ANDALUCIA DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 1, 2, 3, 4, 5, 6A, 6B & A, LANDS OF RAY A GRAHAM III, OVENWEST CORPORATION AND CITY OF ALBUQUERQUE, (to be known as **ANDALUCIA @ LA LUZ**, zoned SU-1 FOR PRD 5 DU/AC, located on COORS BLVD NW, between MONTANO RD NW and NAMASTE RD NW containing approximately 227 acre(s) [REF 04EPC-00855, 04EPC-00857, 03EPC-01103, 03DRB-01714] (F-11) **AN AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO UTILTIES DEVELOPMENT FOR REMOVAL OF TREES, CORRECTION OF VARIOUS NOTES ON THE SITE PLAN.**

3. **Project # 1003030**
05DRB-00282 Major-Preliminary Plat Approval
05DRB-00285 Major-Vacation of Public Easements
05DRB-00287 Minor-Sidewalk Waiver
05DRB-00288 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE, UNIT 15,** zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s). [REF: 03DRB01737, 03DRB01738, 03DRB01739, 03DRB01740] (N-8/N-9) **WITH THE RESIGNING OF THE INFRASTRUCTURE LIST AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] *[Deferred from 12/1/04, 1/26/05, 2/9/05, 2/16/05, 2/23/05 & 3/9/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

5. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub Right-of-Way
05DRB-00121 Major-Preliminary Plat Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] [*Deferred from 2/16/05, 2/23/05 & 3/2/05]* (A-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/7/05 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION,** located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] *[Deferred from 12/1/04, 12/15/04, 1/12/05 & 2/9/05 & 3/9/05]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.**

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

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

7. Project # 1003470
05DRB-00339 Minor-Amnd SiteDev Plan Subdivision

WILSON & COMPANY agent(s) for MESA VERDE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, LANDS OF MONTBEL-KUSSUBA, (to be known as **VISTA VIEJA**) zoned R-D, located on 81ST ST NW, between SCENIC BLVD NW and GILA NW containing approximately 158 acre(s). [REF: Z-85-84 AX-85-20 DRB-97-274, 04DRB00824, 04DRB01460] (D-9) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

8. Project # 1003874
05DRB-00342 Minor-Subd Design (DPM) Variance

ISAACSON & ARFMAN, P.A. agent(s) for CURB, INC request(s) the above action(s) for all or a portion of Tract(s) 16-E, **EL RANCHO GRANDE, UNIT 16,** zoned R-D, located at the west terminus of GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB-01892, 04DRB-0717, 05DRB-00032, 05DRB-00033, 05DRB-00034, 05DRB-00035, 05DRB-00126, 05DRB-00199](N-8) **A SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

9. Project # 1001133
05DRB-00337 Minor - Ext of SIA for Temp Deferral of Sidewalk

THE TRIAD GROUP request(s) the above action(s) for all or a portion of Tract(s) 6, 9, 11, 23 & 29, **PARADISE TERRACE,** zoned R-1, located on GOLF COURSE RD NW, between MCMAHON NW and DRIFTWOOD NW containing approximately 10 acre(s). [REF: 01DRB00373, 03DRB00572] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

10. Project # 1002856 05DRB-00340 Minor-Extension of Preliminary Plat	MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **THE MEADOWS @ ANDERSON HILLS, UNITS 2 & 5**, zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH ST SW containing approximately 49 acre(s). [REF: Z-99-58, 03DRB01194, 03DRB01195, 03DRB01196, 03DRB01197, 03DRB01198] (P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APRPOVED.**
11. Project # 1002857 05DRB-00341 Minor-Extension of Preliminary Plat	MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT (to be known as **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**) zoned RLT, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW containing approximately 62 acre(s). [REF: Z-99-58] (P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APRPOVED.**
12. Project # 1003573 04DRB-01417 Minor-Prelim&Final Plat Approval	RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] *[Deferred from 9/22/04,10/6/04 & Indef. Deferred on 11/3/04 & 3/9/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

13. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES,** zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04][Deferred from 11/17/04] [Indef. Deferred on 12/29/04]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/16/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: ALL ACCESS AND DRAINAGE EASEMENTS SHOWN ON THE PRELIMINARY PLAT TO BE VACATED MUST ACTUALLY BE VACATED PRIOR TO FINAL PLAT APPROVAL. A PERIMETER WALL DESIGN MUST BE APPROVED PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

14. **Project # 1000570**
05DRB-00347 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) F, **WESTLAND NORTH SUBDIVISION**, zoned SU-2 RLT, located on LADERA NW, between TOWN PLAZA NW and 118TH ST NW containing approximately 99 acre(s). (K-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Project # 1003982
05DRB-00338 Minor-Sketch Plat or Plan

MARY ANN & TAIHI JONES request(s) the above action(s) for all or a portion of Lot(s) A-15MS16 & A-15MS17, **LANDS OF ARCHDIOCESE OF SANTA FE,** zoned SU-2 NRC, located on EDITH NE, between MOUNTAIN RD NE and INDIAN SCHOOL NE containing approximately 1 acre(s). [REF: Z-78-124,ZA-74-84] (J-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Project # 1003983
05DRB-00344 Minor-Sketch Plat or Plan

KIRA SOWANICK agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **RICHFIELD PARK SUBDIVISION,** zoned IP, located on ALAMEDA BLVD NE, between JEFFERSON ST NE and WASHINGTON NE containing approximately 3 acre(s). [REF: ZA-94-267] (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for February 16, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR FEBRUARY 16, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:50 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003470 **AGENDA ITEM NO: 7**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved master drainage study is required prior to first Preliminary Plat within this development.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 9, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1003470 **Item No. 7** **Zone Atlas D-9**

DATE ON AGENDA 3-9-05

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

( )SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT (X)SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	A note must be added that states: all street right-of-ways are conceptual and will be evaluated for widths at the preliminary plat stage. (A traffic distribution map is needed to verify widths)

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 9, 2005 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 a.m. Adjourned: 11:50 a.m.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1.	**Project # 1003703** 05DRB-00150 Major-Preliminary Plat Approval 05DRB-00151 Major-Vacation of Pub Right-of-Way 05DRB-00153 Minor-Temp Defer SDWK	THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15,16,19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES)** zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] *[Deferred from 2/23/05 & 3/9/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

2.	**Project # 1000965** 05DRB-00270 Major-Preliminary Plat Approval 05DRB-00275 Major-Vacation of Public Easements 05DRB-00272 Major-Vacation of Pub Right-of-Way 05DRB-00277 Minor-Sidewalk Waiver 05DRB-00278 Minor-Temp Defer SDWK	BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B & 2, LANDS OF RAY GRAHAM III (to be known as **VALLE PARAISO SUBDIVISION @ ANDALUCIA @ LA LUZ,** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857, 05DRB-00124, 05DRB00129] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/11/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: SECURING THE OFFSITE LIFT STATION ACCESS EASEMENT OR USING THE EXISTING EASEMENT IS REQUIRED TO THE SATISFACTION OF THE WATER UTILITY DEPARTMENT. THE HOME OWNERS ASSOCIATION PRESIDENT SHALL SIGN THE FINAL PLAT. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
	05DRB-00345 Minor-Amnd SiteDev Plan Subd/EPC 05DRB-00346 Minor-SiteDev Plan BldPermit/EPC	CONSENSUS PLANNING agent(s) for ASW REALTY PARTNERS/ANDALUCIA DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) 1, 2, 3, 4, 5, 6A, 6B & A, LANDS OF RAY A GRAHAM III, OVENWEST CORPORATION AND CITY OF ALBUQUERQUE, (to be known as **ANDALUCIA @ LA LUZ**, zoned SU-1 FOR PRD 5 DU/AC, located on COORS BLVD NW, between MONTANO RD NW and NAMASTE RD NW containing approximately 227 acre(s). [REF: 04EPC-00855, 04EPC-00857, 03EPC-01103, 03DRB-01714] (F-11) **AN AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO UTILTIES DEVELOPMENT FOR REMOVAL OF TREES, CORRECTION OF VARIOUS NOTES ON THE SITE PLAN.**

3. **Project # 1003030**
05DRB-00282 Major-Preliminary Plat Approval
05DRB-00285 Major-Vacation of Public Easements
05DRB-00287 Minor-Sidewalk Waiver
05DRB-00288 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE, UNIT 15,** zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s). [REF: 03DRB01737, 03DRB01738, 03DRB01739, 03DRB01740] (N-8/N-9) **WITH THE RESIGNING OF THE INFRASTRUCTURE LIST AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF 04DRB00842] *[Deferred from 12/1/04, 1/26/05 2/9/05, 2/16/05, 2/23/05 & 3/9/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

5. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub Right-of-Way
05DRB-00121 Major-Preliminary Plat Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] [*Deferred from 2/16/05, 2/23/05 & 3/2/05]* (A-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/7/05 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87 DRB 89-490] *[Deferred from 12/1/04, 12/15/04 1/12/05 & 2/9/05 & 3/9/05]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.**

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

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

7. Project # 1003470
05DRB-00339 Minor-Amnd SiteDev Plan Subdivision

WILSON & COMPANY agent(s) for MESA VERDE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, LANDS OF MONTBEL-KUSSUBA, (to be known as **VISTA VIEJA**) zoned R-D, located on 81ST ST NW, between SCENIC BLVD NW and GILA NW containing approximately 158 acre(s). [REF: Z-85-84 AX-85-20 DRB-97-274, 04DRB00824, 04DRB01460] (D-9) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

8. Project # 1003874
05DRB-00342 Minor-Subd Design (DPM) Variance

ISAACSON & ARFMAN, P.A. agent(s) for CURB, INC request(s) the above action(s) for all or a portion of Tract(s) 16-E, **EL RANCHO GRANDE, UNIT 16,** zoned R-D, located at the west terminus of GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB-01892, 04DRB-0717, 05DRB-00032, 05DRB-00033, 05DRB-00034, 05DRB-00035, 05DRB-00126, 05DRB-00199](N-8) **A SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

9. Project # 1001133
05DRB-00337 Minor - Ext of SIA for Temp Deferral of Sidewalk

THE TRIAD GROUP request(s) the above action(s) for all or a portion of Tract(s) 6, 9, 11, 23 & 29, **PARADISE TERRACE,** zoned R-1, located on GOLF COURSE RD NW, between MCMAHON NW and DRIFTWOOD NW containing approximately 10 acre(s). [REF: 01DRB00373, 03DRB00572] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

10. Project # 1002856 05DRB-00340 Minor-Extension of Preliminary Plat	MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **THE MEADOWS @ ANDERSON HILLS, UNITS 2 & 5**, zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH ST SW containing approximately 49 acre(s). [REF: Z-99-58, 03DRB01194, 03DRB01195, 03DRB01196, 03DRB01197, 03DRB01198] (P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APRPOVED.**
11. Project # 1002857 05DRB-00341 Minor-Extension of Preliminary Plat	MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT (to be known as **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**) zoned RLT, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW containing approximately 62 acre(s). [REF: Z-99-58] (P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APRPOVED.**
12. Project # 1003573 04DRB-01417 Minor-Prelim&Final Plat Approval	RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] *[Deferred from 9/22/04,10/6/04 & Indef. Deferred on 11/3/04 & 3/9/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

13. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES,** zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04][Deferred from 11/17/04] [Indef. Deferred on 12/29/04]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/16/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: ALL ACCESS AND DRAINAGE EASEMENTS SHOWN ON THE PRELIMINARY PLAT TO BE VACATED MUST ACTUALLY BE VACATED PRIOR TO FINAL PLAT APPROVAL. A PERIMETER WALL DESIGN MUST BE APPROVED PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

14. **Project # 1000570**
05DRB-00347 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) F, **WESTLAND NORTH SUBDIVISION**, zoned SU-2 RLT, located on LADERA NW, between TOWN PLAZA NW and 118TH ST NW containing approximately 99 acre(s). (K-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Project # 1003982
05DRB-00338 Minor-Sketch Plat or Plan

MARY ANN & TAIHI JONES request(s) the above action(s) for all or a portion of Lot(s) A-15MS16 & A-15MS17, **LANDS OF ARCHDIOCESE OF SANTA FE,** zoned SU-2 NRC, located on EDITH NE, between MOUNTAIN RD NE and INDIAN SCHOOL NE containing approximately 1 acre(s). [REF: Z-78-124,ZA-74-84] (J-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Project # 1003983
05DRB-00344 Minor-Sketch Plat or Plan

KIRA SOWANICK agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **RICHFIELD PARK SUBDIVISION,** zoned IP, located on ALAMEDA BLVD NE, between JEFFERSON ST NE and WASHINGTON NE containing approximately 3 acre(s). [REF: ZA-94-267] (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for February 16, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR FEBRUARY 16, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:50 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 9, 2005
DRB Comments

ITEM # 7

PROJECT # 1003470 **APPLICATION # 05-00339**

RE: Lands of Montbel-Kussuba /SPS

There are no objections to this request.

Front yard setback - 10 feet

Andrew Garcia.

for Sheran Matson, AICP / DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

#7

Completed
9/30/04
DS

DRB CASE ACTION LOG (SITE PLAN SUBD)

REVISED 2/5/04

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

DRB Application No.: **04DRB-01460 (SPS)** Project # **1003470**

Project Name: **VISTA VIEJA SUBDIVISION**

Agent: Wilson & Co. Phone No.: 348-4000

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 9/29/04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION: _____
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ UTILITIES: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ CITY ENGINEER / AMAFCA: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ PARKS / CIP: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ PLANNING (Last to sign): _____
- ❑ _____
- ❑ _____

- ❑ **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.
  - ☒ **Include 3 copies of the approved site plan ~~along with the originals~~.**
  - ❑ **County Treasurer's signature must be obtained prior to the recording of the plat with the 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.**

Project Number 1003470

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

September 29, 2004 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 10:10 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1001926**
   04DRB-01358 Major-Vacation of Pub Right-of-Way

   TIERRA WEST LLC agent(s) for J D HOME INC request(s) the above action(s) for all or a portion of Tract(s) 225, **MUSTANG MESA,** AIRPORT UNIT, TOWN OF ATRISCO GRANT, zoned R-2 residential zone, located on 72ND PLACE NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224, 03DRB-01225] (J-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1003187**
04DRB-01365 Major-Vacation of Public Easements
04DRB-01366 Minor-Sidewalk Variance

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 5-E, **MARNA LYNN SUBDIVISION,** LANDS OF UNIVERSITY OF NEW MEXICO, zoned R-1 residential zone, located on GOLF COURSE RD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] (C-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003593**
04DRB-01360 Major-Vacation of Public Easements
04DRB-01361 Major-Preliminary Plat Approval
04DRB-01362 Minor-Sidewalk Waiver
04DRB-01363 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 6, **VENTANA RANCH WEST,** zoned R-LT residential zone, located on IRVING BLVD NW, and VENTANA RIDGE RD NW containing approximately 24 acre(s). [REF: 04DRB-01198] (B-8/B-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/29/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/3/04 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1002051**
03DRB-02008 Major-Preliminary Plat Approval
03DRB-02009 Major-Vacation of Public Easements
03DRB-02010 Minor-Vacation of Private Easements
03DRB-02011 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1,** zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). *[Deferred from 6/9/04, 6/23/04, 8/4/04 & 9/29/04]* [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

5. **Project # 1003610**
04DRB-01251 Major-Preliminary Plat Approval
04DRB-01252 Minor-Temp Defer SDWK
04DRB-01469 Minor-Sidewalk Waiver

WILSON & CO. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT (to be known as **ARROWWOOD HILLS SUBDIVISION, UNIT 1**), zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 29 acre(s). [REF: 1001594, 02DRB-01621 & 01622, 1003231, 04DRB-00137, 04DRB-00261, 00262 & 00263] *[Deferred from 9/8/04, 9/22/04 & 9/29/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/13/04.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

6. **Project # 1003293**
04DRB-01465 Minor-SiteDev Plan BldPermit

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JEFF HENRY, JEFFERSON ONE LLC request(s) the above action(s) for all or a portion of Tract(s) F-7-A, **ATRISCO BUSINESS PARK, UNIT 3,** zoned SU-1 FOR O-1 AND C-2 USES, located on COORS RD NW, between LOS VOLCANOS NW and BLUEWATER NW containing approximately 3 acre(s). [REF: 03DRB00333, 04DRB00838] (J-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1003470**
⊂04DRB-01460 Minor-SiteDev Plan Subd

WILSON & COMPANY agent(s) for MESA VERDE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 1A,2A,1B & 2B, MONTBEL-KASSUBA, (to be known as **VISTA VIEJA SUBDIVISION**), zoned R-D residential and related uses zone, developing area, located on SENIC DR NW, between 81ST ST NW and ATRISCO NW containing approximately 158 acre(s). [REF:Z-85-84, AX-85-20,04DRB00825, DRB-97-274] (D-9) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

8. **Project # 1002189**
04DRB-01462 Minor-Ext of SIA for Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for BROWN - NZ JOINT VENTURE request(s) the above action(s) for all or a portion of Lot(s) 1, 10, 11, 13, 14 and 15, Block(s) 7, **CRYSTAL RIDGE SUBDIVISION, UNIT 3,** zoned R-LT residential zone, located on MAGIC SKY CT NW, between LA CANADA DR NW and SEVEN BAR LOOP NW containing approximately 3 acre(s). [REF: DRB-97-298, 02DRB-01328] (B-13) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. **Project # 1000658**
04DRB-01421 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for OTONO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) F-1-A-1, Unit(s) 1, **LOOP INDUSTRIAL DISTRICT,** zoned SU-1, M-1, located on ALAMEDA NE, between JEFFERSON NE and SAN MATEO NE containing approximately 2 acre(s). *[Deferred from 9/22/04]* (C-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

10. **Project # 1003112**
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS,** zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] *[Deferred from 7/14/04,7/21/04, 8/4/04,8/11/04 & 8/18/04 & 9/1/04 Indef. Deferred, 9/29/04 Indef. Deferred]* (F-11/F-12) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

11. **Project # 1003684**
04DRB-01443 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for TIFFANY HOMES SW request(s) the above action(s) for PARADISE HILLS, TOWN OF ALAMEDA GRANT, UNIT 5, (to be known as **ANASAZI RIDGE SUBDIVISION**, zoned R-LT, located on UNSER BLVD NW, between WESTSIDE BLVD NW and CALABICILLAS ARROYO containing approximately 43 acre(s). [REF: SC5-72-23] (A-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1003687**
04DRB-01461 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, VENTANA RANCH WEST, (to be known as **WESTERN RIDGE SUBDIVISION**), zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 1002778, 03EPC01058, 03EPC01057, 03DRB01868, 04DRB00126, 04DRB00127, 04DRB00128] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1003689**
04DRB-01464 Minor-Sketch Plat or Plan

HALL SURVEYING agent(s) for GREG BOULOY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, Block(s) 13, **PEREA ADDITION,** zoned SU-2 TH special neighborhood zone, located on 16TH ST NW, between LOMAS BLVD NW and CENTRAL AVE NW. (J-13) **INDEFINITELY DEFERRED ON A NO SHOW.**

14. Approval of the Development Review Board Minutes for September 15, 2004. **DRB MINUTES FOR SEPTEMBER 15, 2004 WERE APPROVED.**

ADJOURNED: 10:10 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 29, 2004
DRB Comments

ITEM # 7

PROJECT # 1003470 APPLICATION # 04-01460

RE: Vista Vieja Subdivision/SPS

The site plan sheet should be titled "Site Development Plan for Subdivision". Please delete the word "Signoff" from the title of the signature block. That word denotes an EPC approved site plan reviewed by DRB for adherence to conditions imposed by EPC. This is a DRB approved site plan.

The responsible party for maintaining the landscaping in the public right of way should be identified on the Landscape Plan as the Home Owners Association as it is on the site plan. As preliminary plats are submitted for DRB approval, the infrastructure lists should include these Notes:

- Landscape Maintenance Agreement for landscaping in the public right of way.
- Perimeter walls per DRB approved perimeter wall design not required to be financially guaranteed.
- Wall & landscaping certification from a register engineer and/or registered landscape architect required prior to release of financial guarantees.
- Under "water" add: "Water meter for landscaping."

Please add statements to the site plan which indicate the maximum dwelling unit building height will be 26' and each house will comply with RT zoning setback requirements.

The site is zoned R1 in AGIS. The RD zoning is allowed per a letter from Jack Basye, Zoning Enforcement Office. The letter dated 6/222/04 states that residential land in Developing Urban areas of the Comprehensive Plan is allowed to develop at RD densities provided the developer follows the requirements as stated in Section 14-16-2-14(B) of the City Comprehensive Zoning Code.

The final request from Planning is that the trees selected for planting in this development include only a very small percentage, 15% or less, of high water usage trees. It is the prudent action to take given the water issues associated with additional development. Planning encourages responsible development particularly as densities increase in the developing urban area.

Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	2227
CONNECTION TEL	93484055
SUBADDRESS	
CONNECTION ID	
ST. TIME	09/28 08:10
USAGE T	00'54
PGS.	2
RESULT	OK

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Robert Machake **FAX #** 898-8021

 # PAGES (INCLUDING COVER SHEET) 2

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

#1003470

COMMENTS:

Planning comments only.
Copy of Jack Breen letter
needed

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1003470
Application Number: 04DRB-01460

DRB Date: 9/29/04
Item Number: 7

Subdivision: Vista Vieja Subdivision
Tracts 1A,2A,1B & 2B Montbel-Kassuba

Request for:

- [ ] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [x] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [ ] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Zoning: R-D

Zone Page: D-09

New Lots (or units) : 674

Parks and Recreation Comments:

Per the existing Park Dedication Ordinance this development will require a 2.6 acre park dedication which needs to be approved and shown on the site plan prior to sign off.

Is the trail system going to be privately maintained?

The areas being used to cover your open space requirement need to be approved by the open space division and a table needs to be presented identified how much detached open space will not be met on the lot.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

DRB CASE ACTION LOG (SITE PLAN SUBD)

REVISED 2/5/04

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

DRB Application No.: **04DRB-01460 (SPS)** Project # **1003470**

Project Name: **VISTA VIEJA SUBDIVISION**

Agent: Wilson & Co. Phone No.: 348-4000

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 9/24/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PLANNING (Last to sign): _____
- ☐ _____
- ☐ _____

- ☐ **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.
- ☒ **Include 3 copies of the approved site plan ~~along with the originals~~.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the 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.**

Project Number 1003470

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003470 **AGENDA ITEM NO: 7**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Include all public drainage easements. R/W width on Vista Vieja should be wide enough to contain a large diameter storm drain.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 29, 2004

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
June 2, 2004
Comments

ITEM # 24

PROJECT # 1003470 **APPLICATION # 04-00825**

RE: Kassuba Montel Lands/sketch

Minimum lot sizes & setbacks for R-1 zoning must be followed. Perimeter wall designs are required for any walls or fences including retaining walls along streets at the time of preliminary plat submittal.

Sheran Matson, AICP DRB Chair
924-3880 fax 924-3864 smatson@cabq.gov

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003470 **AGENDA ITEM NO: 24**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

discussed

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 2, 2004

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

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1003470	**DRB Date:** 6/2/04
Application Number: 04DRB-00825	**Item Number:** 24

Subdivision:

Tracta 1A, 1B & 2B Kassuba-Montebel lands

Request for:

- [x] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [ ] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Zoning: R-1

Zone Page: D-09

New Lots (or units) : 600

Parks and Recreation Comments:

Please call me to discuss opportunities for a park dedication with this development.
768-3808

Signed:

Christina Sandoval, (DMD) Phone: 768-3808

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB-1003470 **Item No. 24** **Zone Atlas D-9**

DATE ON AGENDA 6-2-04

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	600 lots exceeds threshold for TIS requirement. (NW area has been subject to a 565/lot offsite fee)
2)	Standard infrastructure req'd.
3)	Streets need to meet DPM requirements including new Major Local street standards.
4)	Traffic Distribution map required for determining right-of-way widths. (This should include ultimate build out with connector street traffic considered.
5)	Another connection in addition to Molten Rock will be required.
6)	Unser Blvd. is a limited access facility. Access points and criteria need to be reviewed.
7)	Why is western street pushed entirely onto lots 18-20?
8)	Roundabout will need to be evaluated in terms of ultimate traffic and FHWA criteria.
9)	Sight distance at intersections needs to be evaluated.

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

#9

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

PAID RECEIPT

APPLICANT NAME _____

AGENT Wilson & Co

ADDRESS _____

PROJECT & APP # 1003470

PROJECT NAME Vista Vieja

$ _____ **441032/3424000 Conflict Management Fee**

$ 330.00 **441006/4983000 DRB Actions** Deferral fees

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

$ _____ **441018/4971000 Public Notification**

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

$ 330.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

4/19/2005 12:52PM LOC: ANNX
RECEIPT# 00040822 WS# 007 TRANS# 0037
Account 441006 Fund 0000
Activity 4983000 TRSLJS
Trans Amt $330.00
J24 Misc $330.00
MC $330.00
CHANGE $0.00

Thank You

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 Purposes
_____ ...for Building Permit
_____ IP Master Development Plan
_____ Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

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

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

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

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

APPLICANT INFORMATION:

NAME: SPS, L.L.C. Attn: Scott Schiabor PHONE: (505)8289900

ADDRESS: 828 Carmel Ave. NE FAX: (505) 828-9901

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

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

AGENT (if any): Jennifer Whitey– Wilson and Company PHONE: (505) 348-4132

ADDRESS: 4900 Lang Avenue NE FAX: (505) 898-8501

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: Jennifer.whitey@wilsonco.com

DESCRIPTION OF REQUEST: Request Final Plat of the Bulk Land Plat of Vista Vieja Subdivision Contains 4 tracts

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

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

Lot or Tract No. Tracts 1-A, 1-B, 2-a and 2-B Kassuba-Montbel Lands Block: N/A Unit: N/A

Subdiv. / Addn. Kassuba – Montbel Lands

Current Zoning: R-1 Proposed zoning: No Change

Zone Atlas page(s): D-9-Z No. of **existing** lots: 4 No. of **proposed** lots: 4

Total area of site (acres): 158.8919 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 100906339709440114, 100906339718140115, 100906338702440113, 100906339724140116 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: 81st Street NW

Between: Albericoque Pl. NW and Scenic Road

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Proj #1003470 .

Proj# 04DRB01522, 04DRB-01523, 04DRB-01524

Check-off if project was previously reviewed by Sketch Plat/Plan X, or Pre-application Review Team ☐. Date of review: March 16, 2005004

SIGNATURE DATE 4/11/05

(Print) Jennifer Whitey ___ Applicant __X Agent

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

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

Application case numbers	Action	S.F.	Fees
05DRB - - 00609	P & F	$(3)	$ ∅
- -			$
- -			$
- -			$
- -			$
			Total
			$ 6.

Hearing date 4-20-05

Andrew Garcia 4-12-05
Planner signature / date

Project # 1003470

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

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

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
__ Design elevations & cross sections of perimeter walls
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

X **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
NA Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
N/A Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year.

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

JENNIFER WHITEY
Applicant name (print)

Applicant signature / date 4/11/05

Form revised 3/03, 8/03 and 11/03

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

Application case numbers
05DRB- -00609
- -
- -

Andrew Garcia
Planner signature / date

Project # 1003470

WILSON
&COMPANY

11 April 2005

Sheran Matson, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: *Vista Vieja Bulk Land Subdivision Final Plat*
COA Project Number – 1003470
WECA Project #X3218078

Dear Sheran:

This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, Inc., acting as agents for SPS, LLC, requests approval of the Final Plat for the Vista Vieja Bulk Land Subdivision Plat. The final plat will vacate the tract lines of Tracts 1-A, 1-B, 2-A and 2-Bof the KASSUBA-MONTBEL LANDS and create 4 new tracts to be subdivided in the future. The proposed subdivision is in the City of Albuquerque. This is located in NW Albuquerque off at 81st Street East of Albercoque Place

Attached are the required items for the submittal of a minor subdivision final plat approval.

If you have any questions concerning this proposed project, please contact Robert MacLake at (505) 348-4024 or myself at (505) 348-4132.

WILSON & COMPANY

Jennifer Whitey, PLS
Project Manager
Email: jenifer.whitey@wilsonco.com

Enclosure

WILSON &COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino

Wilson & Company
Latin America, LLC

Ms. Sheran Matson, AICP
Development Review Board Chair
City of Albuquerque

RE: Vista Vieja Site Development Plan and Landscaping Plan
Tracts 1A,1B,2A,&2B Kassuba-Montbel Lands

September 20, 2004

Dear Ms. Matson:

Enclosed are six copies of the Vista Vieja Site Development Plan and Landscaping Plan for DBR review and approval. Previously, Vista Vieja was submitted for Sketch Plat review (May 2, 2004 DRB #1003470).

The subject property is currently zoned R-D Residential and Related Uses, Developing Area (see Jack Basye letter dated 6/22/04 attached).

It is our intent to develop the property with single family detached homes with a range of lot widths and areas (minimum 45' wide x 105'deep, 4,7250 SF); therefore per Section 14-16-2-14(B) of the Zoning Code, we are seeking approval by the Planning Director for uses of the R-T zone. Our discussions with Mr. Richard Dineen indicate that this matter should be delegated to the DRB per Section 7-14-18-C: "Permissive Uses, in areas not covered by an adopted Sector Development Plan, but pursuant to a Site Development Plan and Landscaping Plan approved by the Planning Director. Uses permissive in the R-T zone, subject to all controls of the R-T zone." For reference, we are aware of a recent case which was similarly zoned and reviewed by the DRB under this Section of the Zoning Code (04DRB-00894).

The Site Development Plan and Landscaping Plan have been designed to comply with the Northwest Mesa Escarpment Plan.

Please schedule this request for the DRB meeting of September 29, 2004.

If there is any question regarding this request, please contact Robert MacLake at 348-4024 or the developer directly (William Allen 440-7262).

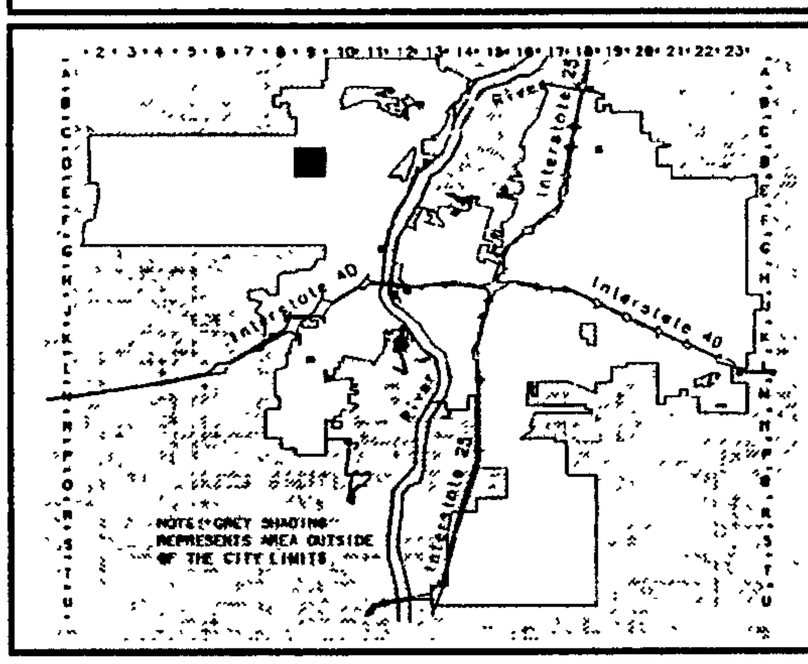
Sincerely,

Wilson & Company

Robert MacLake, P.E.

Xc: Mr. Richard Dineen, Planning Director

PROJECT LOCATION



GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

D-9-Z

Map Amended through May 04, 2004

A Albuquerque Geographic Information System
PLANNING DEPARTMENT
©Copyright 2004

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 Purposes
____ ...for Building Permit
____ IP Master Development Plan
____ Cert. of Appropriateness (LUCC) **L**

STORM DRAINAGE **D**

____ Storm Drainage Cost Allocation Plan

Supplemental form

ZONING & PLANNING **Z**

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

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

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

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

APPLICANT INFORMATION:

NAME: ROBERT SAAD PHONE: (348-4024- WILSON & CO.)
ADDRESS: 10012 SAN BERNARDINO NE FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL:
Proprietary interest in site: **List all owners:**
AGENT (if any): WILSON & COMPANY, INC. (ROBERT MACLAKE) PHONE: 348-4000
ADDRESS: 4900 LANG AVE. NE FAX: 348-4055
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: rsmaclake@wilsonco.com
DESCRIPTION OF REQUEST: DRB SKETCH PLAT REVIEW

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

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

Lot or Tract No. TRACTS 1A, 1B & 2B KASSUBA-MONTBEL LANDS Block: Unit:
Subdiv. / Addn. KASSUBA-MONTBEL LANDS
Current Zoning: R-1 Proposed zoning: R-1
Zone Atlas page(s): D-9-Z No. of **existing** lots: 3 TRACTS No. of **proposed** lots: 600
Total area of site (acres): 132 Density if applicable: dwellings per gross acre: 5 dwellings per net acre:
Within city limits? ✓Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill?
UPC No. MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: WEST OF 81ST STREET, SW OF ATRISCO
Between: 81ST STREET and ALBERICOQUE PL. NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB97-274 Z-85-84 AX-85-20

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

SIGNATURE DATE

(Print) ___ Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04, **4/04**

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

Application case numbers	Action	S.F.	Fees
04DRB-____-00825	SKETCH	P(3)	$ -0-
____-____-____			$
____-____-____			$
____-____-____			$
____-____-____			$
			Total $ -0-

Hearing date 6-2-04

5-25-04
Planner signature / date

Project # 1003470

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☒ **SKETCH PLAN REVIEW AND COMMENT**

- ☒ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the request
- ☒ Any original and/or related file numbers are listed on the cover application

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- ☐ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Copy of the document delegating approval authority to the DRB
- ☐ Infrastructure List, if relevant to the site plan
- ☐ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- ☐ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☐ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
- ☐ Solid Waste Management Department signature on Site Plan
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Copy of the document delegating approval authority to the DRB
- ☐ Infrastructure List, if relevant to the site plan
- ☐ Completed Site Plan for Building Permit Checklist
- ☐ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ☐ Blue-line copy of Site Plan with Fire Marshal's stamp
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- ☐ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☐ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Infrastructure List, if relevant to the site plan
- ☐ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

- ☐ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☐ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☐ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
- ☐ Infrastructure List, if relevant to the site plan
- ☐ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ☐ Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- ☐ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **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.

ROBERT MACLAKE
Applicant name (print)

Applicant signature / date

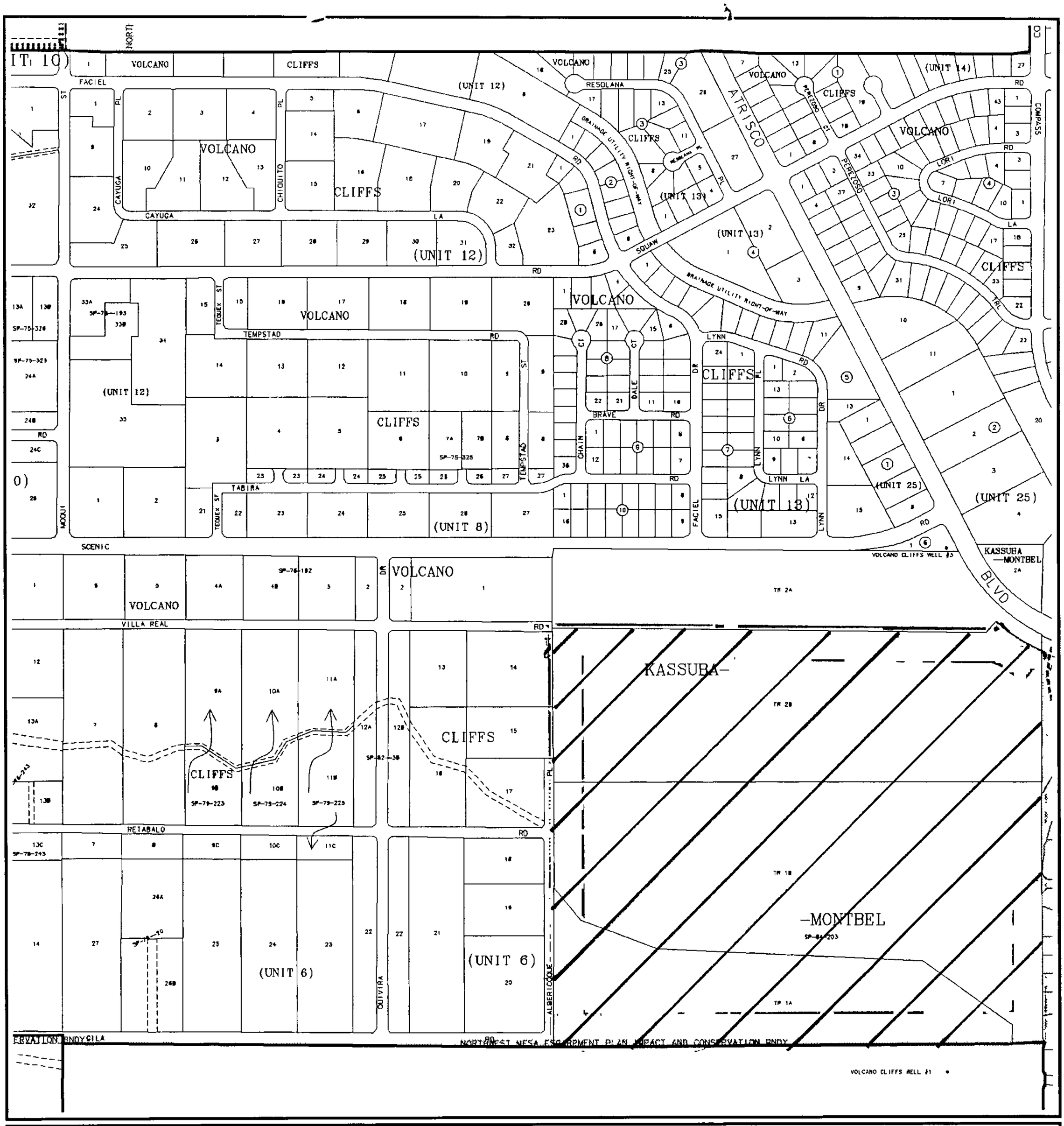
Form revised September 2001

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

Application case numbers
04DRB-_____-00825
_____-_____-_____
_____-_____-_____

5-25-04
Planner signature / date

Project # 1003470


VOLCANO
CLIFFS
(UNIT 12)
RESOLANA
ATRISCO
(UNIT 14)
COMPASS
CAYUGA
CHIQUITO
(UNIT 13)
SQUAW
PEREZOSO
LORI
TRL
TEMPSTAD
TEQUEX
(UNIT 8)
BRAVE
DALE
CHAIN
LYNN
(UNIT 25)
TABIRA
ACOMA
FACIEL
SCENIC
VILLA REAL
RETABALO
KASSUBA
—MONTBEL
TR 2A
TR 2B
TR 1B
TR 1A
BLVD
ALBERICOQUE
QUIVIRA
VOLCANO CLIFFS WELL #3
VOLCANO CLIFFS WELL #1
NORTHWEST MESA ESCARPMENT PLAN IMPACT AND CONSERVATION BNDY
DRAINAGE UTILITY RIGHT-OF-WAY
SP-75-328
SP-75-329
SP-75-325
SP-79-223
SP-79-224
SP-79-225
SP-82-38
SP-84-203
NOTE GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS
Interstate 40
Interstate 25
River
CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
©Copyright 2003
GRAPHIC SCALE IN FEET
250 0 750 1000
Zone Atlas Page
D-9-Z
Map Amended through July 31, 2003

1003470

WILSON & COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino

Wilson & Company
Latin America, LLC

25 May 2004

Sheran Matson, DRB Chair
City of Albuquerque,
Plaza del Sol, 600 Second St. NW
Albuquerque, NM 87102

Re: Vista Vieja Sketch Plat Review Request:
WCEA File: X3-218-078

Dear Sheran:

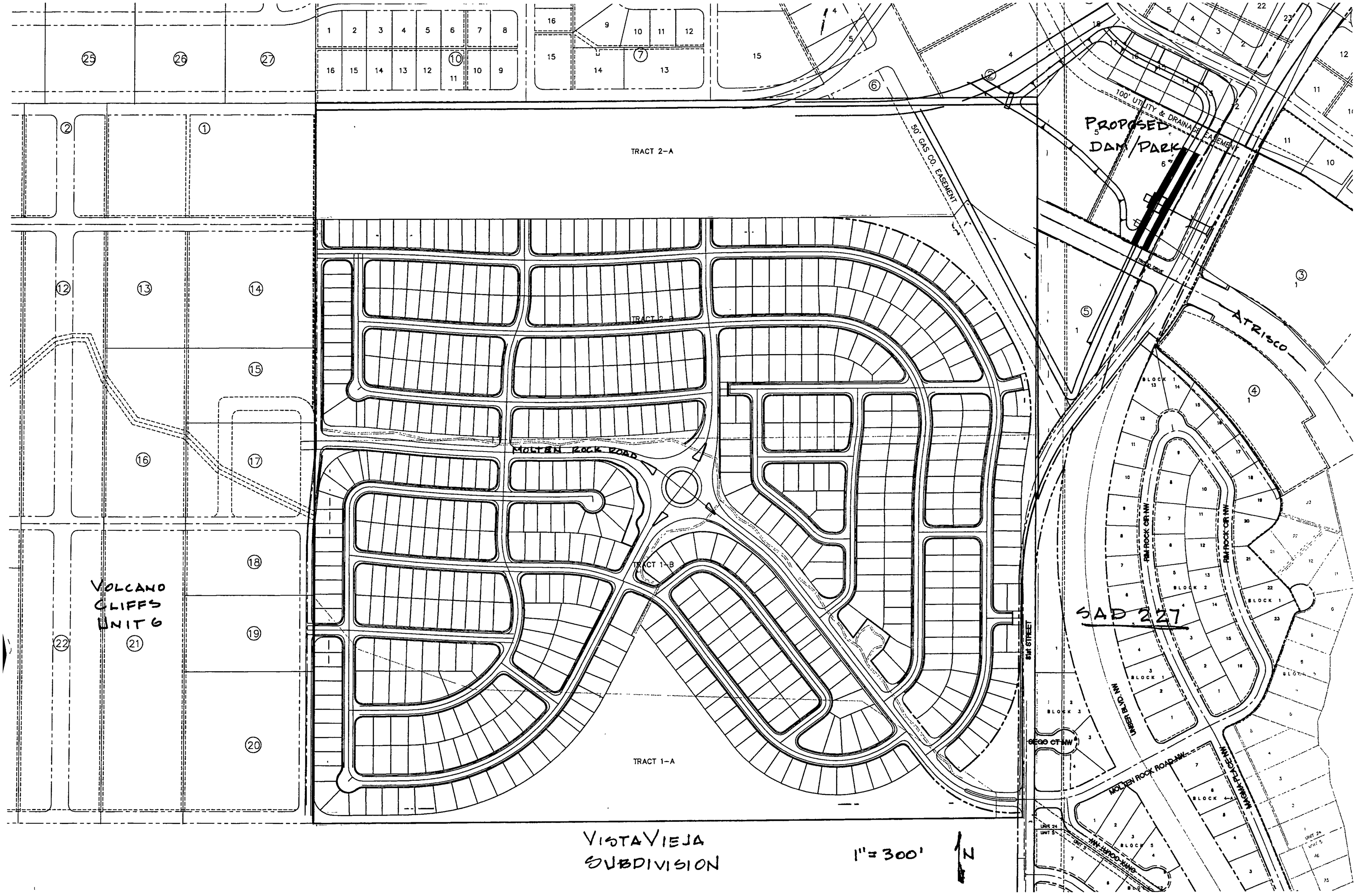
This letter is to request the Design Review Board review and comment upon the proposed Vista Vieja subdivision sketch plat. Vista Vieja is proposed to be a 600-lot residential subdivision constructed within Tracts 1A, 1B and 2B of the Kassuba- Montbel Lands (see attached plat). Vista Vieja lies directly northwest of Special Assessment District 227 (now under construction). A separate request for evaluation of water and sanitary sewer availability for the proposed Vista Vieja subdivision was submitted to Roger Green & Nancy Musinski .

Please contact me at 348-4000 if you have any questions. Thank you.

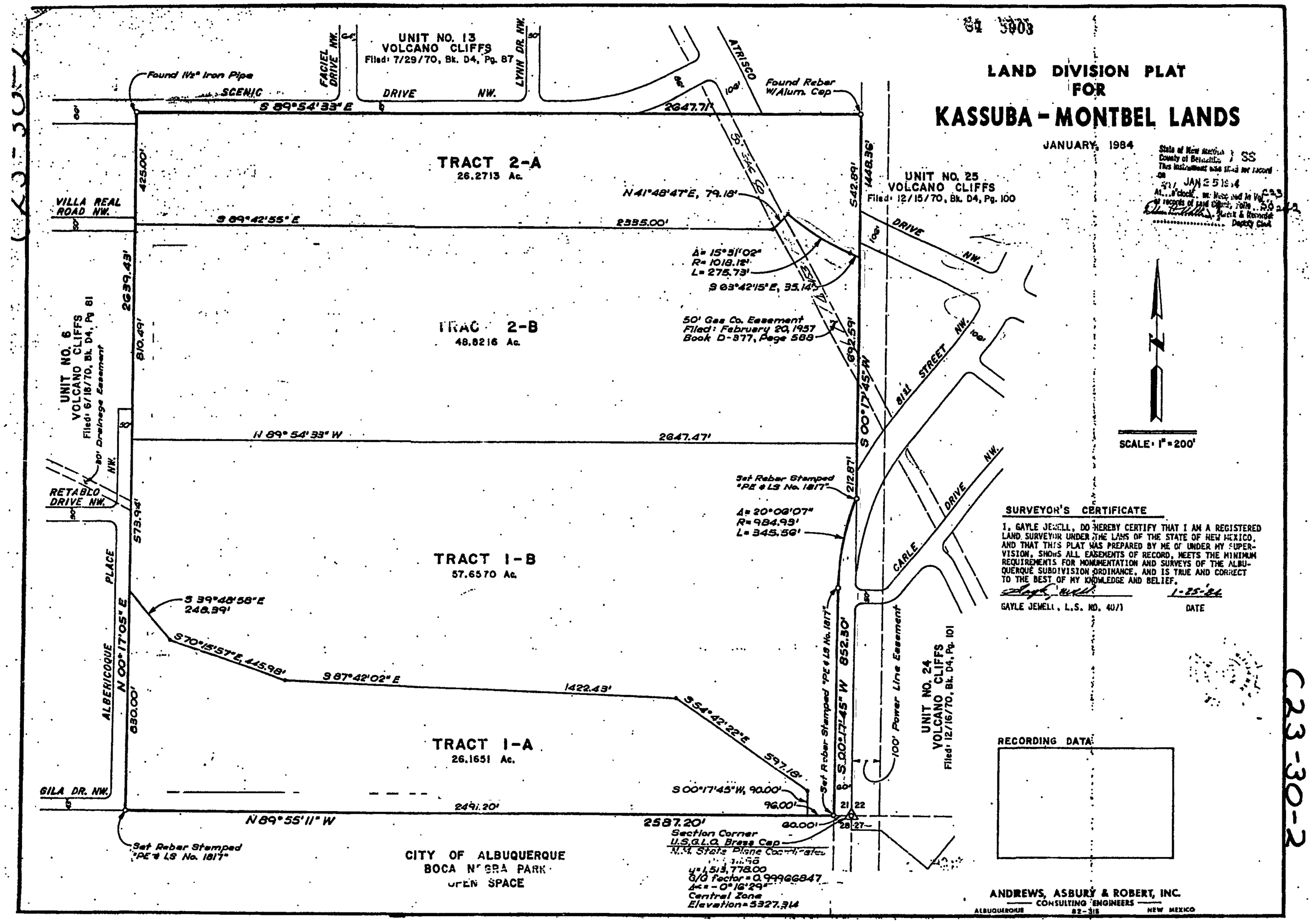
WILSON & COMPANY, INC.

Robert MacLake, P.E.

cc: file X3-218-078



TRACT 2-A
TRACT 2-B
TRACT 1-B
TRACT 1-A
50' GAS CO. EASEMENT
100' UTILITY & DRAINAGE EASEMENT
PROPOSED DAM/PARK
ATRISCO
MOLTEN ROCK ROAD
VOLCANO CLIFFS UNIT 6
SAD 227
RIM ROCK CIR NW
UNBER BLVD. NW
MOLTEN ROCK ROAD NW
MAGMA PLACE NW
SEGO CT NW
1st STREET
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4-A
BLOCK 5
UNIT 24
UNIT 5
VISTA VIEJA SUBDIVISION
1" = 300'
N



LAND DIVISION PLAT
FOR
KASSUBA - MONTBEL LANDS
JANUARY, 1984
UNIT NO. 13
VOLCANO CLIFFS
Filed: 7/29/70, Bk. D4, Pg. 87
UNIT NO. 25
VOLCANO CLIFFS
Filed: 12/15/70, Bk. D4, Pg. 100
UNIT NO. 6
VOLCANO CLIFFS
Filed: 6/18/70, Bk. D4, Pg. 81
UNIT NO. 24
VOLCANO CLIFFS
Filed: 12/16/70, Bk. D4, Pg. 101
TRACT 2-A
26.2713 Ac.
TRACT 2-B
48.8216 Ac.
TRACT 1-B
57.6570 Ac.
TRACT 1-A
26.1651 Ac.
SCENIC DRIVE NW.
FACIEL DRIVE NW.
LYNN DR. NW.
ATRISCO DRIVE NW.
81st STREET NW.
CARLE DRIVE NW.
VILLA REAL ROAD NW.
RETABLO DRIVE NW.
ALBERICOQUE PLACE NW.
GILA DR. NW.
Found 1½" Iron Pipe
Found Rebar W/Alum. Cap
S 89°54'33" E
2647.71'
N 41°48'47"E, 79.18'
S 89°42'55" E
2335.00'
Δ= 15°51'02"
R= 1018.12'
L= 275.73'
S 63°42'15"E, 35.14'
50' Gas Co. Easement
Filed: February 20, 1957
Book D-377, Page 588
N 89°54'33" W
2647.47'
Set Rebar Stamped "PE & LS No. 1817"
Δ= 20°06'07"
R= 984.93'
L= 345.56'
S 39°48'58"E
248.39'
S70°15'57"E, 445.98'
S 87°42'02" E
1422.43'
S 54°42'22"E
597.18'
S 00°17'45" W
852.30'
S 00°17'45"W, 90.00'
96.00'
60.00'
2491.20'
N 89°55'11" W
2587.20'
Section Corner
U.S.G.L.O. Brass Cap
N.M. State Plane Coordinates
y=1,513,778.00
G/G factor = 0.99966847
Δ< = -0°16'29"
Central Zone
Elevation = 5327.314
CITY OF ALBUQUERQUE
BOCA NEGRA PARK
OPEN SPACE
100' Power Line Easement
SCALE: 1" = 200'
SURVEYOR'S CERTIFICATE
I, GAYLE JEWELL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
GAYLE JEWELL, L.S. NO. 4071
1-25-84
DATE
RECORDING DATA
ANDREWS, ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
ALBUQUERQUE 82-315 NEW MEXICO

C23-30-2