



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 9, 2009

Project# 1003684

09DRB-70349 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
(2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **ANASAZI RIDGE, Unit 2**, zoned R-1, located on the north side of MCMAHON BLVD NW at ATLATAL DR NW containing approximately 10.5423 acre(s). (A-10)

At the December 9, 2009, Development Review Board meeting, an extension of the Subdivision Improvements Agreement was granted through March 31st 2010.

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).

If you wish to appeal this decision, you must do so by December 24, 2009, in the manner described below.

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


Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates PA – P.O. Box 90606 – Albuquerque, NM 87199

Cc: Collatz Inc., - P.O. Box 2010 – Corrales, Nm 87048

Marilyn Maldonado

File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

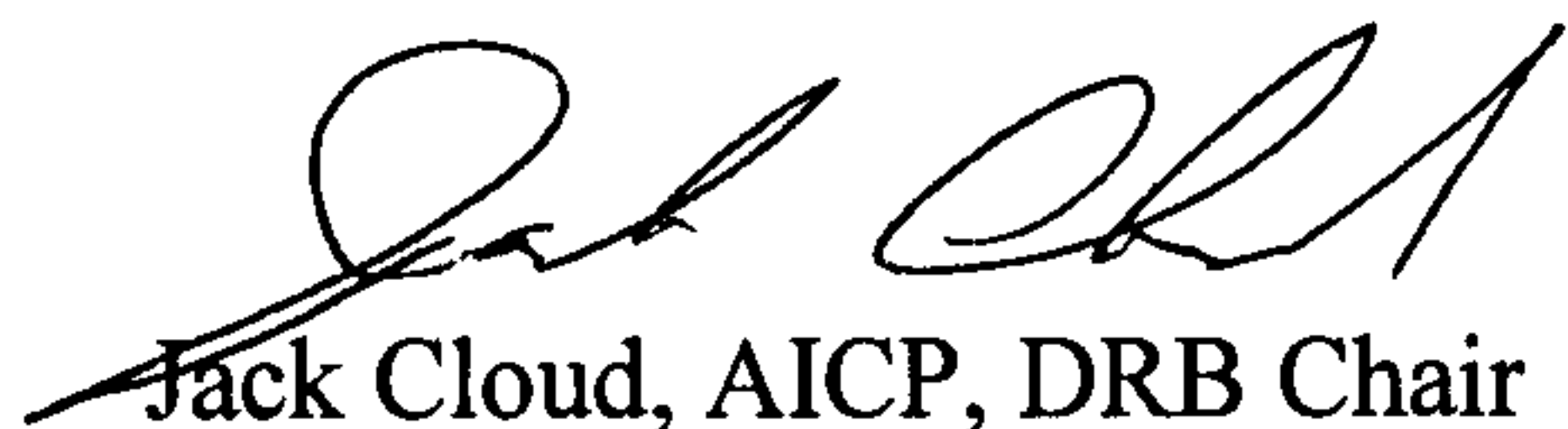
November 12, 2008

Project# 1003684

08DRB-70450 1 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
AGREEMENT FOR STORM DRAIN OUTFALL

MARK GOODWIN AND ASSOCIATES PA agent(s) for CAPITAL ALLIANCE
INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of
ANASAZI RIDGE, Unit 2, zoned R-1, located on the north side of MCMAHON BLVD
NW at ATLATAL DR NW containing approximately 10.5423 acre(s). (A-10)

At the November 12, 2008 Development Review Board meeting, a one year extension of
subdivision improvements agreement for storm drain outfall was approved



Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin and Associates PA
Cc: Capital Alliance Investments LLC
Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 28, 2011

Project# 1003684

11DRB-70188 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
AGREEMENT (2YR SIA)

COLLATZ INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE**, zoned R-1, located on the north side of MCMAHON BLVD NW and the south side of the CALABACILLAS ARROYO containing approximately 40.491 acre(s). (A-10)

At the September 28, 2011 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 October 13, 2011, in the manner described below.

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

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

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


Jack Cloud, DRB Chair

Cc: Collatz Inc – P.O. Box 2010 – Corrales NM, 87048`
Marilyn Maldonado
File

HEARING DATE: 9-28-11 (S/A)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 26, 2011

Project# 1003684
11DRB-70010 MINOR - TEMP DEFR SWDK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for CALABACILLAS PROPERTIES LLC, INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE**, zoned R-1, located on MCMAHON NW BETWEEN UNSER NW AND CALABACILLAS ARROYO containing approximately 40.3491 acre(s). (A-10)

At the January 26, 2011 Development Review Board meeting, based on exhibit C.1 and based on the limited number of side yards not built, the temporary deferral of sidewalk construction of sidewalks on the interior streets was approved.

If you wish to appeal this decision, you must do so by February 10, 2011 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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


Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM
87199
Calabacillas Properties LLC, Inc. – P.O. Box 9470 – Albuquerque, NM 87119
Marilyn Maldonado
File

3. **Project# 1002856**
10DRB-70205 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the referenced/ above action(s) for all or a portion of **MEADOWS AT ANDERSON HILLS Unit(s) 3 [aka Blossom Ridge, Phase 1]**, zoned R-LT, located on the west side of UNSER BLVD SW bewteen DENNIS CHAVEZ BLVD SW and ANDERSON HILLS AVE SW containing approximately 23.9505 acre(s). (N-9, P-9)[*Deferred from 8/18/10, 9/1/10, 9/15/10, 9/29/10, 10/13/10, 10/27/10, 12/1/10, 1/5/11, 1-12-11*] **DEFERRED TO 2/9/11 AT THE AGENT'S REQUEST.**

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

4. **Project# 1003684**
11DRB-70010 MINOR - TEMP DEFR
SWDK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for CALABACILLAS PROPERTIES LLC, INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE**, zoned R-1, located on MCMAHON NW BETWEEN UNSER NW AND CALABACILLAS ARROYO containing approximately 40.3491 acre(s). (A-10) **BASED ON EXHIBIT C.1 AND BASED ON LIMITED NUMBER OF SIDEYARDS NOT BUILT, THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C.1 IN THE PLANNING FILE.**

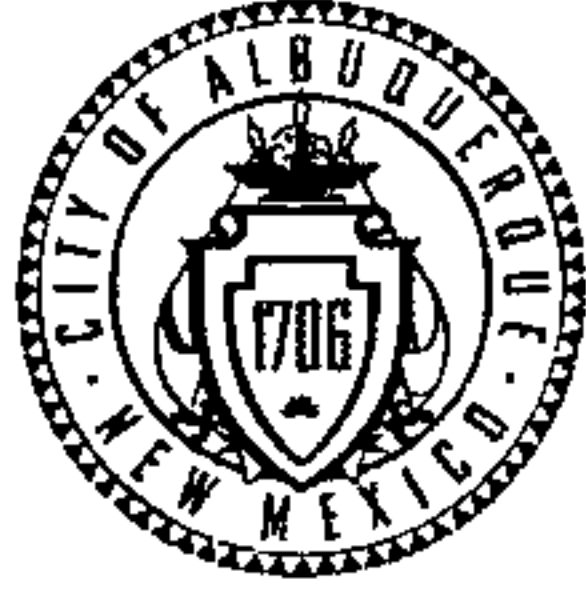
5. **Project# 1008590**
11DRB-70008 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for ALLEN J JOHNSON, CENTURIAN PACIFIC request(s) the above action(s) for all or a portion of Lot(s) 15-22 AND E-1/2 OF VACATED RD, Block(s) 32, **TIJERAS PL ADDITION**, zoned C-2, located on CENTRAL AVE NE BETWEEN SAN MATEO BLVD NE AND MADEIRA NE containing approximately 0.7087 acre(s). (K-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO UTILITY SIGN OFF, AGIS DXF, AND TO RECORD ROADWAY EASEMENT FOR LOT 14.**

6. **Project# 1008655**
11DRB-70009 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for JAMES AND JEAN FITTING request(s) the above action(s) for all or a portion of Lot(s) 15-A AND 16-B, **TRAIL ACRE ESTATES**, zoned R-1, located on SANDIA RD AND GUADALUPE TRAIL NW containing approximately 0.5709 acre(s). (F-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO REVISE EASEMENT NOTE TO REFERENCE RECORDING INFORMATION AND AGIS DXF.**

HEARING DATE 11-70010 CTDS



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 1, 2010

Project# 1003684

10DRB-70212 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE Unit(s) 1**, zoned R-1, located on the north side of MCMAHON BLVD NW and the south side of the CALABACILLAS ARROYO containing approximately 40.3491 acre(s). (A-10)

At the September 1, 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 16, 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: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199

Cc: Collatz, Inc. – P.O. box 2010 – Corrales, NM 87048

Marilyn Maldonado

file



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

September 1, 2010

Project# 1003684

10DRB-70212 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE Unit(s) 1**, zoned R-1, located on the north side of MCMAHON BLVD NW and the south side of the CALABACILLAS ARROYO containing approximately 40.3491 acre(s). (A-10)

AMAFCA				
Anasazi Ridge Subdivision, Unit 1, McMahan/Calabacillas, (A-10)				
No objection to requested action. AMAFCA agreed to a 70% reduction on the financial guaranty based the work that has been completed on the Calabacillas Arroyo. A Letter of Map Revision from FEMA will be required once the arroyo work is completed, as a provision of the agreement among the owner, the City and AMAFCA.				
COG				
No comments				
TRANSIT				
No comments				
ZONING ENFORCEMENT				
No comments				
NEIGHBORHOOD COORDINATION				
Letters sent to: No Neighborhood and/or Homeowner Associations(s)				
Anasazi Ridge Unit 1 is located on the north side of McMahan Blvd NW and the south side of the Calabacillas Arroyo. 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 191 single family units at full build out. This will impact Ventana Ranch Elementary School, James Monroe Middle School, and Cibola High School. Ventana Ranch Elementary School is exceeding capacity; James Monroe Middle School and Cibola High School currently have excess capacity.				
Loc No	School	2009-10 40th Day	2009-10 Capacity	Space Available
264	Ventana Ranch	1,523	750	-773
490	James Monroe	958	1,417	459

580	Cibola	1,994	2,575	581
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Residential Units: 191
Est. Elementary School Students: 49
Est. Middle School Students: 21
Est. High School Students: 21
Est. Total # of Students from Project: 91

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

Tierra Antigua Elementary School has opened and is relieving overcrowding at Ventana Ranch Elementary School.

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

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

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

POLICE DEPARTMENT

No comments

FIRE DEPARTMENT

No comments

PNM ELECTRIC & GAS

No comments

COMCAST

No comments

QWEST

No comments

ENVIRONMENTAL HEALTH

M.R.G.C.D

No Adverse Comments

OPEN SPACE DIVISION No comments
CITY ENGINEER Since the project is basically complete except for the most crucial element – the improvements to the Calabacillas and the LOMR– a one-year extension is requested.
TRANSPORTATION DEVELOPMENT No objection to extension request.
PARKS AND RECREATION No objection
ABCWUA No comments
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed extension

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

HEARINGS

DATE

9-1-10 (SIA)



COMPLETED 08/09/10 ~~SA~~
DRB CASE ACTION LOG
(Preliminary/Final Plat)

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

DRB Application No.: 10¹DRB-7020¹

Project # 1003684

Project Name: *Anasazi Ridge Unit 1*

Agent: *Mark Goodwin & Associates*

Phone No.:

Your request was approved on 7-28-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): *OK verify lot width @ 50' from*
Barked Weaver Ave
(Lot 2-8)

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

[Handwritten signature and scribble]



COMPLETED 08/09/10 SH
DRB CASE ACTION LOG
(Preliminary/Final Plat)

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

DRB Application No.: 10DRB-7020³ Project # 1003684
Project Name: *Anasazi Ridge Unit 2*
Agent: *Mark Goodwin & Associates* Phone No.:

Your request was approved on 7-28-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- TRANSPORTATION:** _____

- ABCWUA:** _____

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





DRB CASE ACTION LOG (Preliminary/Final Plat)

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

DRB Application No.: 10DRB-70202 ¹	Project # 1003684
Project Name: <i>Anasazi Ridge Unit 1</i>	
Agent: <i>Mark Goodwin & Associates</i>	Phone No.:

Your request was approved on 7-28-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): *verify lot width @ 50' from*
Barbed Weaver Ave
(Lot 2-8)

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



DRB CASE ACTION LOG (Preliminary/Final Plat)

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

DRB Application No.: 10DRB-7020²~~x~~ Project # 1003684

Project Name: *Anasazi Ridge Unit 2*

Agent: *Mark Goodwin & Associates* Phone No.:

Your request was approved on 7-28-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- TRANSPORTATION:** _____

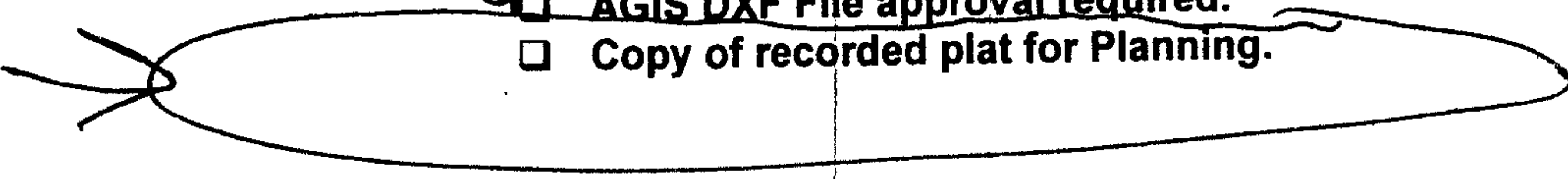
- ABCWUA:** _____

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



3684

DXF Electronic Approval Form

DRB Project Case #: 1003684

Subdivision Name: ANASAZI RIDGE UNIT 1 BLOCK 1 LOTS 6A & 15AP1

Surveyor: TIMOTHY ALDRICH

Contact Person: STEPHEN STASIEWICZ

Contact Information:

DXF Received: 7/19/2010

Hard Copy Received: 7/19/2010

Coordinate System: NMSP Grid (NAD 83)


Approved

07-19-2010
Date

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

AGIS Use Only
Copied fc3684 to agiscov on 7/19/2010 Contact person notified on 7/19/2010

3684

DXF Electronic Approval Form

DRB Project Case #: 1003684

Subdivision Name: ANASAZI RIDGE UNIT 2 BLOCK 7 LOTS 1AP1 - 10AP1

Surveyor: TIMOTHY ALDRICH

Contact Person: STEPHEN STASIEWICZ

Contact Information:

DXF Received: 7/19/2010

Hard Copy Received: 7/19/2010

Coordinate System: NMSP Grid (NAD 83)


Approved

07-19-2010
Date

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

AGIS Use Only
Copied fc3684 to agiscov on 7/19/2010 Contact person notified on 7/19/2010

HEARING DATE 7-28-10 (P₁F x Z)



COMPLETED DRB CASE ACTION LOG

REVISED 10/08/07

06/21/10 SH
PREL/FINAL

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.: 10DRB-70166 Project # 1003684
 Project Name: ANASAZI RIDGE
 Agent: ALDRICH LAND SURVEYING Phone No.: _____

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: ROW exhibit / McMoran
- UTILITIES: _____
- CITY ENGINEER / AMAFCA: _____
- PARKS / CIP: _____
- PLANNING (Last to sign): Utility & AMAFCA signature
- 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.
 - Copy of recorded plat for Planning.

3684

DXF Electronic Approval Form

DRB Project Case #: 1003684

Subdivision Name: ANASAZI RIDGE UNIT 2 BLOCK 7 LOTS 9AP1 & 11AP1 - 14AP1

Surveyor: TIMOTHY ALDRICH

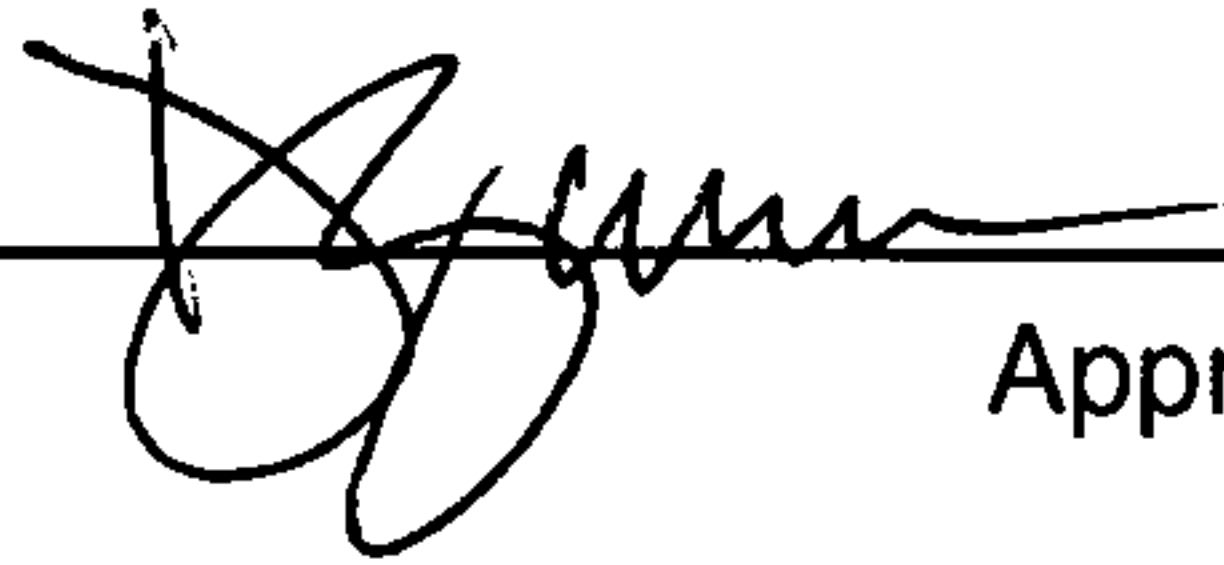
Contact Person: TIMOTHY ALDRICH

Contact Information: 884-1990

DXF Received: 6/7/2010

Hard Copy Received: 6/7/2010

Coordinate System: Ground rotated to NMSP Grid


Approved

6/7/2010
Date

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

AGIS Use Only
Copied fc **3684** to agiscov on **6/7/2010** Contact person notified on **6/7/2010**



DRB CASE ACTION LOG

REVISED 10/08/07

PREL/FINAL

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.: 10DRB-70166 Project # 1003684
 Project Name: ANASAZI RIDGE
 Agent: ALDRICH LAND SURVEYING Phone No.: _____

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: ROW exhibit / Memo
- UTILITIES: _____
- CITY ENGINEER / AMAFCA: _____
- PARKS / CIP: _____
- PLANNING (Last to sign): Utility & AMAFCA signature

- 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.
 - Copy of recorded plat for Planning.

OK

Created On:

3684

DXF Electronic Approval Form

DRB Project Case #: 1003684

Subdivision Name: ANASAZI RIDGE UNIT 2 BLOCK 7 LOTS 9AP1 & 11AP1 - 14AP1

Surveyor: TIMOTHY ALDRICH

Contact Person: TIMOTHY ALDRICH

Contact Information: 884-1990

DXF Received: 6/7/2010

Hard Copy Received: 6/7/2010

Coordinate System: Ground rotated to NMSP Grid

Colleen E. Anver
Approved

6/14/2010
Date

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

AGIS Use Only
Copied fc**3684** to agiscov on **6/16/2010** Contact person notified on **6/16/2010**

4. **Project# 1007081**
10DRB-70142 VACATION OF PUBLIC
RIGHT-OF-WAY

DAC ENTERPRISES INC agent(s) for PULLMAN INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **WILLIS PLACE SW** adjacent to Tract C **SHELL SUBDIVISION NUMBER ONE** located on WILLIS PL SW east of RIO GRANDE BLVD SW (south of CENTRAL AVE SW). (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

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

5. **Project# 1008321**
10DRB-70167 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) A-1-A-2 **TRANGLE REALTY** zoned C-3 located on SAN MATEO BLVD NE BETWEEN ACADEMY NE AND I-25 containing approximately 2.5666 acre(s). (E-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO CLARIFY COMMENTS AND TO PLANNING FOR UTILITY AND AMAFCA SIGNATURES AND TO CLARIFY EASEMENTS.**

6. ~~**Project# 1003684**~~
10DRB-70166 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ALDRICH LAND SURVEYING agent(s) for CALBACILLA PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 9P1 - 14P1 **ANASAZI RIDGE** zoned R-1 located on BASKET WEAVER NW BETWEEN CHACO TERRACE NW AND ATLATL NW containing approximately .79 acre(s). (A-10) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR RIGHT-OF-WAY EXHIBIT FOR MCMAHON BLVD. AND TO PLANNING FOR UTILITY AND AMAFCA SIGNATURES.**

7. Approval of the Development Review Board Minutes for June 9 2010

Other Matters: None

. ADJOURNED:

HEADLINE DATE 6-16-10 (P21F)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 10, 2010

Project# 1003684

10DRB-70071 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE Unit(s) 1 & 2**, zoned R-1, located on MCMAHON BLVD NW BETWEEN ANASAZI RIDGE NW AND WESTSIDE BLVD NW containing approximately 40.349 acre(s). (A-10)

At the March 10, 2010 Development Review Board meeting, a two year extension for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by March 25, 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.


Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates PA – P.O. box 90606 – Albuquerque, NM 87199
Marilyn Maldonado
File

7. **Project# 1001681**
10DRB-70067 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
10DRB-70075 EPC APPROVED SDP
FOR BUILDING PERMIT

JONATHAN SIEGEL agent(s) for DISMAS HOUSE OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 2A & 2, Block(s) 18, **MONK ADDITION**, zoned SU-1 FOR COMMUNITY RESIDENTIAL CORRECTION PROGRAM, located on CANDELARIA RD NW BETWEEN 5TH ST NW AND OTRA VEZ CT NW containing approximately 1.0812 acre(s). [REF: 09EPC40031/40032] (G-14) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING PENDING PLAT APPROVAL. THE PRELIMINARY/FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

8. **Project# ~~1003684~~**
10DRB-70071 EXT OF SIA FOR TEMP
DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE Unit(s) 1 & 2**, zoned R-1, located on MCMAHON BLVD NW BETWEEN ANASAZI RIDGE NW AND WESTSIDE BLVD NW containing approximately 40.349 acre(s). (A-10) **A TWO YEAR EXTENSION FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

9. **Project# 1002885**
10DRB-70066 EXT OF SIA FOR TEMP
DEFR SDWK CONST

PETE DASKALOS & PEGGY DASKALOS request(s) the above action(s) for all or a portion of **OCTILLO**, zoned R-D 4 DU/ACRE, located on HOLBROOK ST NE BETWEEN ANAHEIM AVE NE AND PASEO DEL NORTE NE containing approximately 24.15 acre(s). (C-21) **DEFERRED TO 3/17/10 AT THE AGENT'S REQUEST.**

10. **Project# 1005280**
10DRB-70073 AMENDMENT TO
PRELIMINARY PLAT

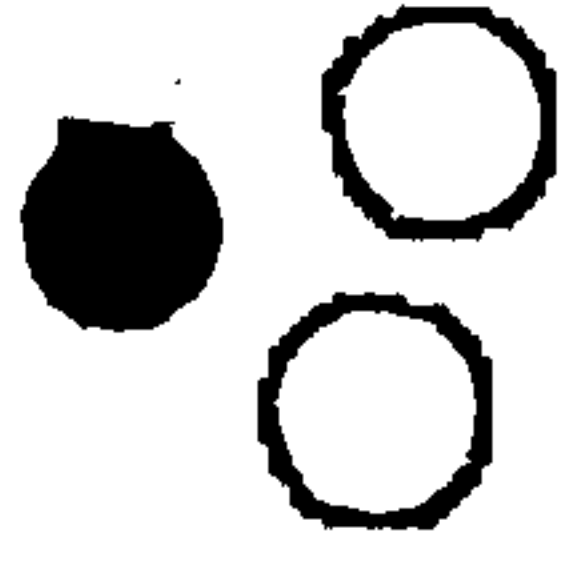
BOHANNAN HUSTON INC agent(s) for ARMSTRONG CENTRAL UNSER BLVD LLC request(s) the above action(s) for all or a portion of Lot(s) 16A-1, Tract(s) E-1-A-1, **CRESTVIEW SUBDIVISION** zoned SU-1, located on MCMAHON NW BETWEEN UNSER NW AND FINELAND NW containing approximately 9.87 acre(s). (A-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/10/10, THE AMENDED PRELIMINARY PLAT WAS APPROVED.**

11. **Project# 1007867**
10DRB-70068 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for SDMK PROPERTY COMPANY, LLC request(s) the above action(s) for all or a portion of zoned C-3, located on SAN MATEO BLVD BETWEEN MCCLEOD AND LINCOLN containing approximately 6.1961 acre(s). (F-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

~~HEARINGS~~ DATE

3-10-10 (ES/A)





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 9, 2009

Project# 1003684

09DRB-70349 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
(2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE Unit(s) 1**, zoned R-1, located on the north side of MCMAHON BLVD NW and the south side of the CALABACILLAS ARROYO containing approximately 40.3491 acre(s). (A-10)

At the December 9, 2009, Development Review Board meeting, a nine month extension of the Subdivision Improvements Agreement was approved.

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).

If you wish to appeal this decision, you must do so by December 24, 2009, in the manner described below.

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


Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates PA – P.O. Box 90606 – Albuquerque, NM 87199

Cc: Collatz Inc., - P.O Box 2010 – Corrales, Nm 87048

Marilyn Maldonado

File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 9, 2009

Project# 1003684

09DRB-70349 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
(2YR SIA) 8

MARK GOODWIN AND ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **ANASAZI RIDGE, Unit 2**, zoned R-1, located on the north side of MCMAHON BLVD NW at ATLATAL DR NW containing approximately 10.5423 acre(s). (A-10)

At the December 9, 2009, Development Review Board meeting, an extension of the Subdivision Improvements Agreement was granted through March 31st 2010.

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).

If you wish to appeal this decision, you must do so by December 24, 2009, in the manner described below.

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


Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates PA – P.O. Box 90606 – Albuquerque, NM 87199

Cc: Collatz Inc., - P.O Box 2010 – Corrales, Nm 87048

Marilyn Maldonado

File



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

December 9, 2009

Project# 1003684

09DRB-70349 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE Unit(s) 1**, zoned R-1, located on the north side of MCMAHON BLVD NW and the south side of the CALABACILLAS ARROYO containing approximately 40.3491 acre(s). (A-10)

<p>AMAFCA No objection to SIA extension. AMAFCA has met with the owner to complete the Calabacillas Arroyo bank protection adjacent to the subdivision.</p>
<p>COG No comment.</p>
<p>TRANSIT Project # 1003684 09DRB-70349 MAJOR--2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)</p> <p>Adjacent and nearby routes None</p> <p>Adjacent bus stops None-</p> <p>Site plan requirements None</p> <p>Large site TDM suggestions None.</p> <p>Other information None.</p>
<p>ZONING ENFORCEMENT No comment.</p>
<p>NEIGHBORHOOD COORDINATION Letters sent to; No Neighborhood and/or Homeowner Association(s)</p>
<p>APS Anasazi Ridge Unit 1 is located on the north side of McMahon Blvd NW and the south side of the Calabacillas Arroyo. 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 191 single family units at full build out. This</p>

will impact Ventana Ranch Elementary School, James Monroe Middle School, and Cibola High School. Ventana Ranch Elementary School is exceeding capacity; James Monroe Middle School and Cibola High School currently have excess capacity.

Loc No	School	2009-10 40th Day	2009-10 Capacity	Space Available
264	Ventana Ranch	1,523	750	-773
490	James Monroe	958	1,417	459
580	Cibola	1,994	2,575	581

Residential Units: 191

Est. Elementary School Students: 49

Est. Middle School Students: 21

Est. High School Students: 21

Est. Total # of Students from Project: 91

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

Tierra Antigua Elementary School has opened and is relieving overcrowding at Ventana Ranch Elementary School.

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

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

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

POLICE DEPARTMENT

No comment.

FIRE DEPARTMENT

No comment.

PNM ELECTRIC & GAS

No comment.

COMCAST

No comment.

QWEST

No comment.
ENVIRONMENTAL HEALTH No comment.
M.R.G.C.D No Adverse Comments.
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER It is not clear what infrastructure has not been built. The engineer was contacted to obtain this information.
TRANSPORTATION DEVELOPMENT Additional information must be provided with this request. Clearly define what infrastructure has been built, what has not yet been built, and provide an approximate timeline. What is the status of the paving requirements along McMahon? If these are not complete, the Department of Municipal Development has a pending project in this area and may require a Procedure C-Modified SIA / Financial Guarantee for these improvements. Please contact Diane Sholtis (DMD Project Manager) at 768-3838.
PARKS AND RECREATION
ABCWUA What infrastructure has not been completed?
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



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

December 9, 2009

Project# 1003684

09DRB-70348 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **ANASAZI RIDGE, Unit 2**, zoned R-1, located on the north side of MCMAHON BLVD NW at ATLATAL DR NW containing approximately 10.5423 acre(s). (A-10)

<p>AMAFCA No comment.</p>
<p>COG No comment.</p>
<p>TRANSIT Project # 1003684 09DRB-70348 MAJOR--2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)</p> <p>Adjacent and nearby routes Route#34, San Pedro Commuter route, passes the site on Uptown Blvd., situated south of the property. Routes#3, Louisiana route, Route#8, Menaul route, and Route#157, Montano route pass the site on Americas Pkwy situated on the east side of the property.</p> <p>Adjacent bus stops None</p> <p>Site plan requirements None</p> <p>Large site TDM suggestions None.</p> <p>Other information None.</p>
<p>ZONING ENFORCEMENT No comment.</p>
<p>NEIGHBORHOOD COORDINATION Letters sent to: No Neighborhood and/or Homeowner Association(s)</p>
<p>APS Anasazi Ridge Unit 2 is located on the north side of McMahan Blvd NW at Atlatal Dr NW. The owner</p>

above property requests a Major 2 Year Extension of Subdivision Improvements Agreement (2 YR SIA), for a development that will consist of 51 single family units at full build out. This will impact Ventana Ranch Elementary School, James Monroe Middle School, and Cibola High School. Ventana Ranch Elementary School is exceeding capacity; James Monroe Middle School and Cibola High School currently have excess capacity.

POLICE DEPARTMENT

No comment.

FIRE DEPARTMENT

No comment.

PNM ELECTRIC & GAS

No comment.

COMCAST

No comment.

QWEST

No comment.

ENVIRONMENTAL HEALTH

No comment.

M.R.G.C.D

No Adverse Comments.

OPEN SPACE DIVISION

Open Space has no adverse comments

CITY ENGINEER

It is not clear what infrastructure has not been built. The engineer was contacted to obtain this information.

TRANSPORTATION DEVELOPMENT

Additional information must be provided with this request. Clearly define what infrastructure has been built, what has not yet been built, and provide an approximate timeline.

What is the status of the paving requirements along McMahon? If these are not complete, the Department of Municipal Development has a pending project in this area and may require a Procedure C-Modified SIA / Financial Guarantee for these improvements. Please contact Diane Sholtis (DMD Project Manager) at 768-3838.

PARKS AND RECREATION

ABCWUA

What infrastructure has not been completed?

PLANNING DEPARTMENT

Refer to comments from affected agencies plus any public hearing comments regarding prop extension.

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



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, December 9, 2009, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1000551

09DRB-70354 MAJOR - - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

DAC ENTERPRISES INC agent(s) for FAIZEL KASSAM request(s) the referenced/ above action(s) for all or a portion of Tract(s) A2A, **PARK SQUARE ADDITION** zoned SU-3, located on the west side of AMERICA'S PARKWAY NE between INDIAN SCHOOL RD NE and INTERSTATE ROUTE 40 containing approximately 4.0660 acre(s). (J-18)

Project# 1002782

09DRB-70355 VACATION OF PUBLIC
RIGHT-OF-WAY

THE SURVEY OFFICE LLC agent(s) for PREMIER MOTEL LLC request(s) the referenced/ above action(s) for for the east-west alley in Block(s) 3, **MANKATO PLACE ADDITION** zoned CCR-2, located on the south side of CENTRAL AVE SE between SOLANO AVE SE and ALISO AVE SE. (K-17)

Project# 1003684

09DRB-70349 MAJOR - - 2YEAR
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Project# 1003684

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EXTENSION OF SUBDIVISION
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MARK GOODWIN AND ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **ANASAZI RIDGE, Unit 2**, zoned R-1, located on the north side of MCMAHON BLVD NW at ATLATAL DR NW containing approximately 10.5423 acre(s). (A-10).

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


Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 23, 2009.



P O Box 1293 Albuquerque New Mexico 87103

10/10/73

10/10/73

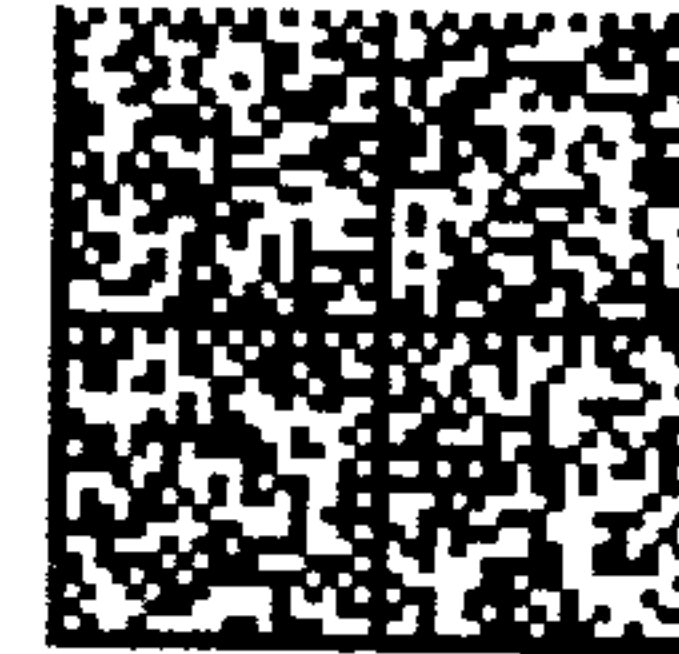


Planning Department

DRB

CITY OF ALBUQUERQUE

Or Current Resident
C & W LAND DEVELOPMENT
ENTERPRISES INC
8910 ADAMS NE
ALBUQUERQUE NM 87113



02 1M \$ 00.44⁰
0004261639 NOV 23 2009
MAILED FROM ZIP CODE 87102

NIXIE 871 CE 1 84 11/29/09

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 87103129696 *0965-00949-23-36

87103@1296
8711332700 R123





**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

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Project# 1002782

09DRB-70355 VACATION OF PUBLIC
RIGHT-OF-WAY

THE SURVEY OFFICE LLC agent(s) for PREMIER MOTEL LLC request(s) the referenced/ above action(s) for for the east-west alley in Block(s) 3, **MANKATO PLACE ADDITION** zoned CCR-2, located on the south side of CENTRAL AVE SE between SOLANO AVE SE and ALISO AVE SE. (K-17)

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P O Box 1293 Albuquerque New Mexico 87103

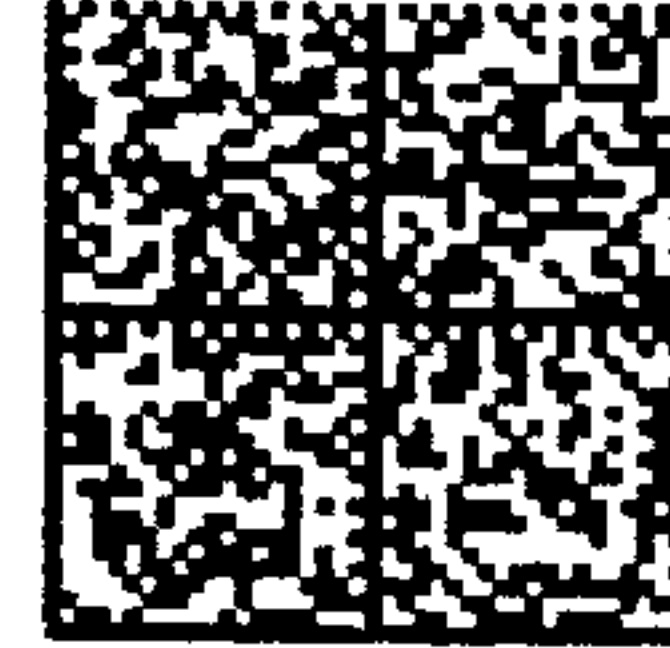
CITY OF ALBUQUERQUE



Planning Department

DRB

Or Current Resident
COLLATZ-PICKARD LLC
6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE NM 87109



02 1M \$ 00.44⁰
0004261639 NOV 23 2009
MAILED FROM ZIP CODE 87109

NIXIE 871 CE 1 84 11/29/09

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 87103129596 *0958-00951-23-36

87103@1295
871033483 0000





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

Project# 1000551

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EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

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Project# 1002782

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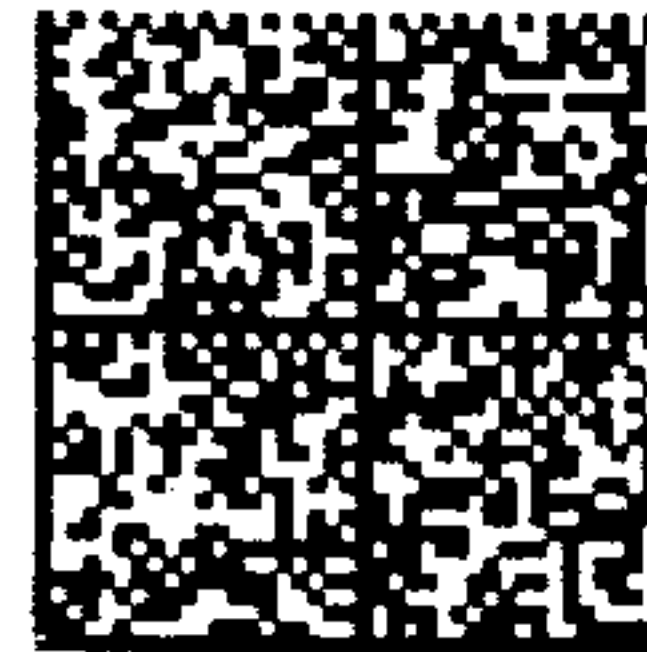
P O Box 1293 Albuquerque New Mexico 87103




Planning Department

DRF

CITY OF ALBUQUERQUE



UNITED STATES POSTAGE

 PITNEY BOWES
 02 1M \$ 00.44⁰
 0004261639 NOV 23 2009
 MAILED FROM ZIP CODE 87102

Or Current Resident
 CAPITAL ALLIANCE INVESTMENTS LLC
 6300 JEFFERSON ST NE SUITE 102
 ALBUQUERQUE NM 87109

NIXIE 871 CE 1 84 11/29/09

RETURN TO SENDER
 ATTEMPTED - NOT KNOWN
 UNABLE TO FORWARD

BC: 87103129393 *0968-00952-23-36

871031293 87103@1293
 87103483 0033



DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003684 AGENDA# 3E4 DATE: 12/9/09

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

December 9, 2009

Project# 1003684

09DRB-70348 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **ANASAZI RIDGE, Unit 2**, zoned R-1, located on the north side of MCMAHON BLVD NW at ATLATAL DR NW containing approximately 10.5423 acre(s). (A-10)

<p>AMAFCA No comment.</p>
<p>COG No comment.</p>
<p>TRANSIT Project # 1003684 09DRB-70348 MAJOR--2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)</p> <p>Adjacent and nearby routes Route#34, San Pedro Commuter route, passes the site on Uptown Blvd., situated south of the property. Routes#3, Louisiana route, Route#8, Menaul route, and Route#157, Montano route pass the site on Americas Pkwy situated on the east side of the property.</p> <p>Adjacent bus stops None</p> <p>Site plan requirements None</p> <p>Large site TDM suggestions None.</p> <p>Other information None.</p>
<p>ZONING ENFORCEMENT No comment.</p>
<p>NEIGHBORHOOD COORDINATION Letters sent to: No Neighborhood and/or Homeowner Association(s)</p>
<p>APS Anasazi Ridge Unit 2 is located on the north side of McMahan Blvd NW at Atlatal Dr NW. The owner</p>

above property requests a Major 2 Year Extension of Subdivision Improvements Agreement (2 YR SIA), for a development that will consist of 51 single family units at full build out. This will impact Ventana Ranch Elementary School, James Monroe Middle School, and Cibola High School. Ventana Ranch Elementary School is exceeding capacity; James Monroe Middle School and Cibola High School currently have excess capacity.

POLICE DEPARTMENT

No comment.

FIRE DEPARTMENT

No comment.

PNM ELECTRIC & GAS

No comment.

COMCAST

No comment.

QWEST

No comment.

ENVIRONMENTAL HEALTH

No comment.

M.R.G.C.D

No Adverse Comments.

OPEN SPACE DIVISION

Open Space has no adverse comments

CITY ENGINEER

It is not clear what infrastructure has not been built. The engineer was contacted to obtain this information.

TRANSPORTATION DEVELOPMENT

Additional information must be provided with this request. Clearly define what infrastructure has been built, what has not yet been built, and provide an approximate timeline.

What is the status of the paving requirements along McMahon? If these are not complete, the Department of Municipal Development has a pending project in this area and may require a Procedure C-Modified SIA / Financial Guarantee for these improvements. Please contact Diane Sholtis (DMD Project Manager) at 768-3838.

PARKS AND RECREATION

ABCWUA

What infrastructure has not been completed?

PLANNING DEPARTMENT

Refer to comments from affected agencies plus any public hearing comments regarding prop extension.

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



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

December 9, 2009

Project# 1003684

09DRB-70349 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE Unit(s) 1**, zoned R-1, located on the north side of MCMAHON BLVD NW and the south side of the CALABACILLAS ARROYO containing approximately 40.3491 acre(s). (A-10)

<p>AMAFCA No objection to SIA extension. AMAFCA has met with the owner to complete the Calabacillas Arroyo bank protection adjacent to the subdivision.</p>
<p>COG No comment.</p>
<p>TRANSIT Project # 1003684 09DRB-70349 MAJOR--2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)</p> <p>Adjacent and nearby routes None</p> <p>Adjacent bus stops None-</p> <p>Site plan requirements None</p> <p>Large site TDM suggestions None.</p> <p>Other information None.</p>
<p>ZONING ENFORCEMENT No comment.</p>
<p>NEIGHBORHOOD COORDINATION Letters sent to; No Neighborhood and/or Homeowner Association(s)</p>
<p>APS Anasazi Ridge Unit 1 is located on the north side of McMahan Blvd NW and the south side of the Calabacillas Arroyo. 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 191 single family units at full build out. This</p>

will impact Ventana Ranch Elementary School, James Monroe Middle School, and Cibola High School. Ventana Ranch Elementary School is exceeding capacity; James Monroe Middle School and Cibola High School currently have excess capacity.

Loc No	School	2009-10 40th Day	2009-10 Capacity	Space Available
264	Ventana Ranch	1,523	750	-773
490	James Monroe	958	1,417	459
580	Cibola	1,994	2,575	581

Residential Units: 191

Est. Elementary School Students: 49

Est. Middle School Students: 21

Est. High School Students: 21

Est. Total # of Students from Project: 91

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

Tierra Antigua Elementary School has opened and is relieving overcrowding at Ventana Ranch Elementary School.

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

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

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

POLICE DEPARTMENT

No comment.

FIRE DEPARTMENT

No comment.

PNM ELECTRIC & GAS

No comment.

COMCAST

No comment.

QWEST

No comment.

ENVIRONMENTAL HEALTH

No comment.

M.R.G.C.D

No Adverse Comments.

OPEN SPACE DIVISION

Open Space has no adverse comments

CITY ENGINEER

It is not clear what infrastructure has not been built. The engineer was contacted to obtain this information.

TRANSPORTATION DEVELOPMENT

Additional information must be provided with this request. Clearly define what infrastructure has been built, what has not yet been built, and provide an approximate timeline.

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PARKS AND RECREATION

ABCWUA

What infrastructure has not been completed?

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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: December 16, 2009
Zone Atlas Page: A-10
Notification Radius: 100 Ft.

Project# 1003684
App# 09DRB-70349
70348

Cross Reference and Location: WESTSIDE NW BETWEEN UNIVERSE NW AND
KAIJENTA

Applicant: COLLATZ INC
PO BOX 2010
CORRALES, NM 87048

Agent: MARK GOODWIN & ASSOC PA
PO BOX 90606
ALBUQUERQUE, NM 87199

Special Instructions:

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

Date Mailed: NOVEMBER 20, 2009
SIGNATURE: ERIN TREMLIN

UPC	TAXYR	OWNER	OWNADD	OWNADD2
101006611636922000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048
101006603338922000	2009	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE NM 87111 3962
101006610030221000	2009	C & W LAND DEVELOPMENT ENTERPRISES INC	8910 ADAMS NE	ALBUQUERQUE NM 87113
101006611634222000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048
101006608732320000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048 2010
101006601636520000	2009	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE NM 87111 3962
101006609337722000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006603733820000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006611938022000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048
101006603034820000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006610929921000	2009	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006605737522000	2009	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE NM 87111 3962
101006601632920000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006609635120000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048 2010
101006608233920000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048 2010
101006610536722000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048
101006604637422000	2009	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE NM 87111 3962
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101006602332220000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006604636522000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006604136522000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006613235622000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048
101006614235822000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048
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101006610834122000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048 2010
101006604534820000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006613029121000	2009	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006612532822000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048
101006605134920000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006613334522000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048

101006604137422000	2009	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE NM 87111 3962
101006611529621000	2009	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006604733820000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006609832420000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048 2010
101006601638020000	2009	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE NM 87111 3962
101006605039322000	2009	CHOY PON YIP & KAM CHING	42 WALKER AVE	EDISON NJ 08820 3137
101006601635520000	2009	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE NM 87111 3962
101006603037522000	2009	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE NM 87111 3962
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101006612132722000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048
101006612834522000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048
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101006605732220000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006609336722000	2009	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE NM 87111 3962
101006612235422000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048
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101006609834020000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048 2010
101006601638520000	2009	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE NM 87111 3962
101006605232220000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
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101006603728030000	2009	TRIDO PROPERTIES LLC	8691 E BRIARWOOD BLVD	CENTENNIAL CO 80112
101006608733920000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048 2010
101006609232420000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048 2010
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101006601635020000	2009	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE NM 87111 3962
101006601636020000	2009	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE NM 87111 3962
101006604232220000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006606233820000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048 2010

101006612334322000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048
101006607836622000	2009	HAMMOND MICHAEL B	6545 DESERT SPIRIT RD NW	ALBUQUERQUE NM 87114
101006608837722000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006604732220000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006605137422000	2009	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE NM 87111 3962
101006612735522000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048
101006611437922000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048
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101006607134920000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048 2010
101006602732220000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006608336622000	2009	CALDERON ANTHONY & LARIENA CHAVEZ	6543 DESERT SPIRIT RD NW	ALBUQUERQUE NM 87114
101006614533122000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048
101006606833820000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048 2010
101006601637520000	2009	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE NM 87111 3962
101006601633520000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
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101006608232320000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048 2010
101006612537122000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048
101006605733820000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006604034820000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006607733920000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048 2010
101006603732220000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
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101006612229321000	2009	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
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101006604233820000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006611032622000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048 2010
101006608836722000	2009	GARCIA ELOY C	6541 DESERT SPIRIT RD NW	ALBUQUERQUE NM 87114
101006606736522000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006603637522000	2009	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE NM 87111 3962
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101006612438122000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048

101006601634520000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006603636522000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
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101006605539022000	2009	HERITAGE CAPITAL INVESTMENTS LLC	11024 MONTGOMERY NE SUITE 348	ALBUQUERQUE NM 87111 3962
101006606136522000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
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101006610735222000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048 2010
101006610024030000	2009	KAPURANIS FRANK T & MATIA	8691 E BRIARWOOD BLVD	CENTENNIAL CO 80112
101006606634920000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048 2010
101006607732320000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048 2010
101006603634820000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006612331020000	2009	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE	ALBUQUERQUE NM 87109
101006613537222000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048
101006607236622000	2009	ARTISTIC HOMES INC	4420 TOWER RD SW	ALBUQUERQUE NM 87121
101006609430521000	2009	C & W LAND DEVELOPMENT ENTERPRISES INC	8910 ADAMS NE	ALBUQUERQUE NM 87113
101006614033022000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048
101006613834622000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048
101006608630721000	2009	C & W LAND DEVELOPMENT ENTERPRISES INC	8910 ADAMS NE	ALBUQUERQUE NM 87113
101006605233820000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006606134920000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006608337622000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006609135120000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048 2010
101006606237522000	2009	MONTANO SANDRA M	6550 ANCIENTS RD NW	ALBUQUERQUE NM 87114
101006607837622000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006606737522000	2009	MALDONADO LEROY P JR	6548 ANCIENTS RD NW	ALBUQUERQUE NM 87114
101006613735722000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048
101006607237522000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006611036922000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048
101006603036522000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006611532622000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048

101006605736522000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
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101006602132320000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006603133820000	2009	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE NM 87109
101006609234020000	2009	COLLATZ INC	PO BOX 2010	CORRALES NM 87048 2010
101006601634020000	2009	WOODARD JOHN H & CHRISTINE ANN	10719 CHACO TERRACE ST NW	ALBUQUERQUE NM 87114

Project# 1003684
MARK GOODWIN & ASSOC.
PO BOX 90606
ALBUQUERQUE, NM 87199

Project# 1003684
COLLATZ INC
PO BOX 2010
CORRALES, NM 87048

Or Current Resident
ALB TECHNICAL VOCATIONAL INST
C/O MARTIN SERNA
525 BUENA VISTA DR SE
ALBUQUERQUE NM 87106

Or Current Resident
ARTISTIC HOMES INC
4420 TOWER RD SW
ALBUQUERQUE NM 87121

Or Current Resident
C & W LAND DEVELOPMENT
ENTERPRISES INC
8910 ADAMS NE
ALBUQUERQUE NM 87113

Or Current Resident
CALDERON ANTHONY & LARIENA
CHAVEZ
6543 DESERT SPIRIT RD NW
ALBUQUERQUE NM 87114

Or Current Resident
CAPITAL ALLIANCE INVESTMENTS LLC
6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE NM 87109

Or Current Resident
CHOY PON YIP & KAM CHING
42 WALKER AVE
EDISON NJ 08820 3137

Or Current Resident
COLLATZ INC
PO BOX 2010
CORRALES NM 87048

Or Current Resident
COLLATZ-PICKARD LLC
6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE NM 87109

Or Current Resident
DILLER RICHARD L & DEBRA L
13104 SANDSTONE PL NE
ALBUQUERQUE NM 87111 4316

Or Current Resident
GARCIA ELOY C
6541 DESERT SPIRIT RD NW
ALBUQUERQUE NM 87114

Or Current Resident
HAMMOND MICHAEL B
6545 DESERT SPIRIT RD NW
ALBUQUERQUE NM 87114

Or Current Resident
HERITAGE CAPITAL INVESTMENTS
LLC
11024 MONTGOMERY NE SUITE 348
ALBUQUERQUE NM 87111 3962

Or Current Resident
HOGSTROM JAN
11901 CARMEL NE
ALBUQUERQUE NM 87122

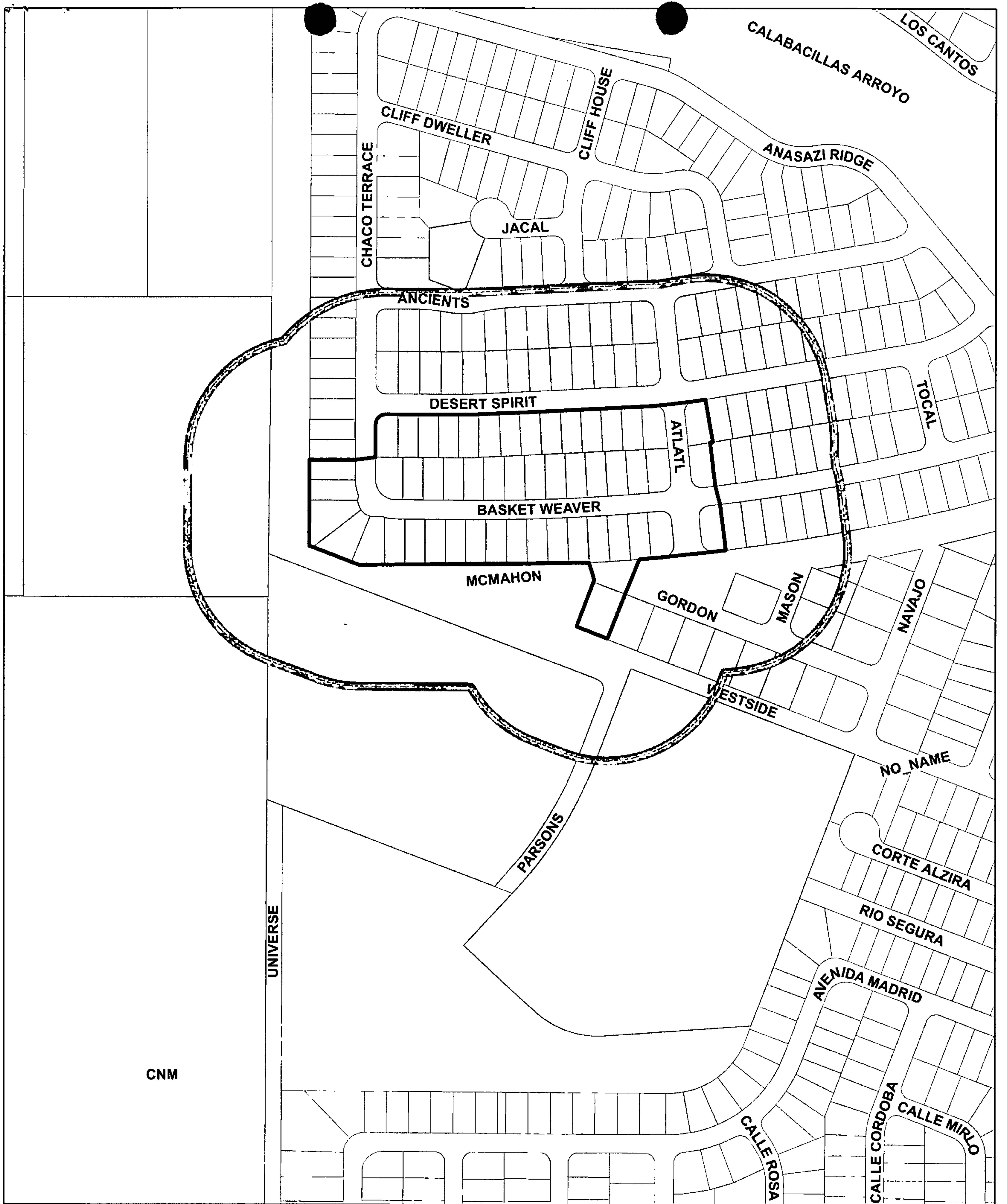
Or Current Resident
KAPURANIS FRANK T & MATIA
8691 E BRIARWOOD BLVD
CENTENNIAL CO 80112


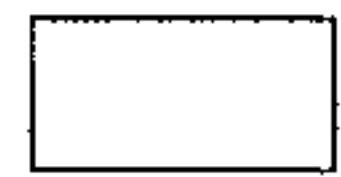

Or Current Resident
MALDONADO LEROY P JR
6548 ANCIENTS RD NW
ALBUQUERQUE NM 87114

Or Current Resident
MONTANO SANDRA M
6550 ANCIENTS RD NW
ALBUQUERQUE NM 87114

Or Current Resident
TRIDO PROPERTIES LLC
8691 E BRIARWOOD BLVD
CENTENNIAL CO 80112

Or Current Resident
WOODARD JOHN H & CHRISTINE ANN
10719 CHACO TERRACE ST NW
ALBUQUERQUE NM 87114



-  Project Site
-  Property Owners Selected w/in buffer
-  Buffer

Ownership Selection
Project# 1003684
09DRB-70348
09DRB-70349





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

Project# 1000551

09DRB-70354 MAJOR - - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

DAC ENTERPRISES INC agent(s) for FAIZEL KASSAM request(s) the referenced/ above action(s) for all or a portion of Tract(s) A2A, **PARK SQUARE ADDITION** zoned SU-3, located on the west side of AMERICA'S PARKWAY NE between INDIAN SCHOOL RD NE and INTERSTATE ROUTE 40 containing approximately 4.0660 acre(s). (J-18)

Project# 1002782

09DRB-70355 VACATION OF PUBLIC
RIGHT-OF-WAY

THE SURVEY OFFICE LLC agent(s) for PREMIER MOTEL LLC request(s) the referenced/ above action(s) for for the east-west alley in Block(s) 3, **MANKATO PLACE ADDITION** zoned CCR-2, located on the south side of CENTRAL AVE SE between SOLANO AVE SE and ALISO AVE SE. (K-17)

Project# 1003684

09DRB-70349 MAJOR - - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE Unit(s) 1**, zoned R-1, located on the north side of MCMAHON BLVD NW and the south side of the CALABACILLAS ARROYO containing approximately 40.3491 acre(s). (A-10)

Project# 1003684

09DRB-70348 MAJOR - - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **ANASAZI RIDGE, Unit 2**, zoned R-1, located on the north side of MCMAHON BLVD NW at ATLATAL DR NW containing approximately 10.5423 acre(s). (A-10)

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


Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 23, 2009.



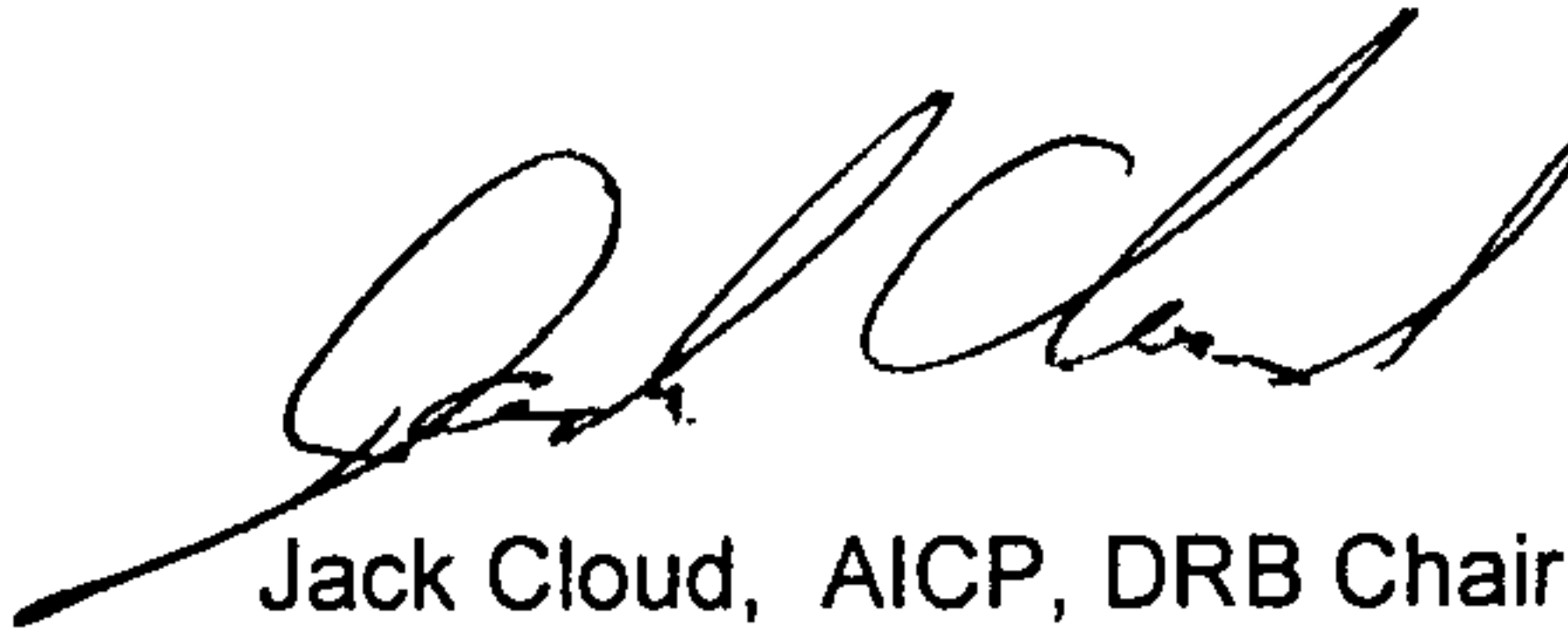
**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

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 12, 2008, beginning at 9:00 a.m.** for the purpose of considering the following:

Project# 1003684
08DRB-70450 1 YEAR EXTENSION OF
SUBDIVISION IMPROVEMENTS
AGREEMENT FOR STORM DRAIN
OUTFALL

MARK GOODWIN AND ASSOCIATES PA agent(s) for
CAPITAL ALLIANCE INVESTMENTS LLC request(s) the
referenced/ above action(s) for all or a portion of
ANASAZI RIDGE, Unit 2, zoned R-1, located on the north
side of MCMAHON BLVD NW at ATLATAL DR NW
containing approximately 10.5423 acre(s). (A-10)

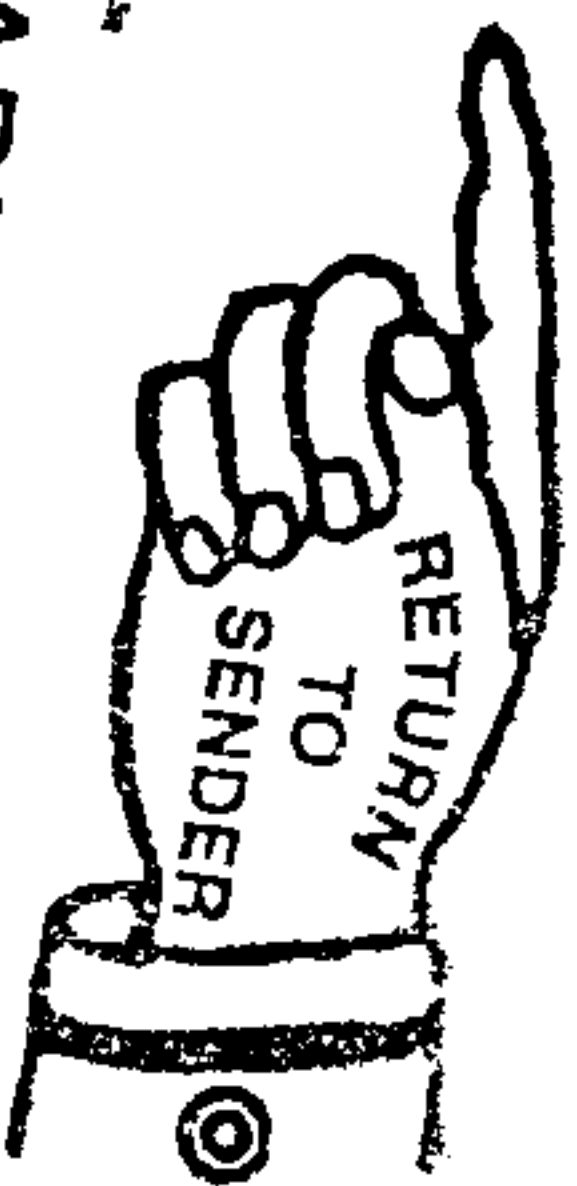
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special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



Jack Cloud, AICP, DRB Chair
Development Review Board

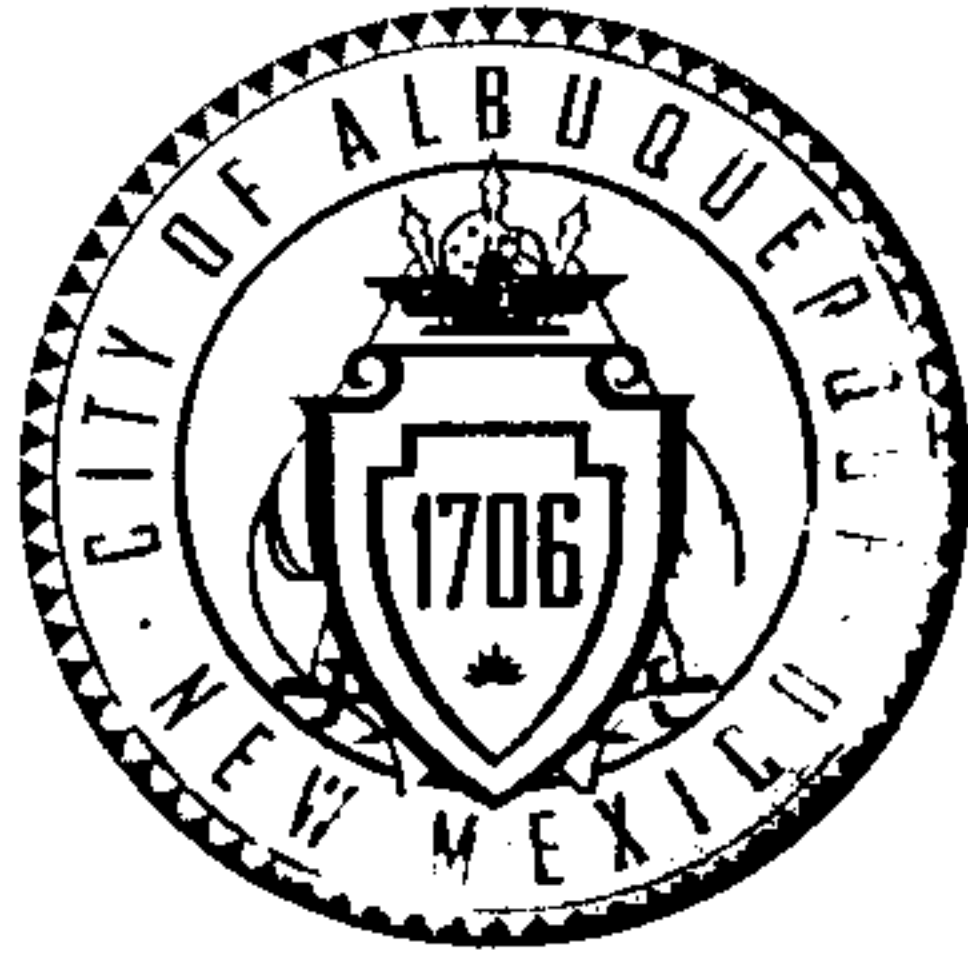
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 27TH, 2008.

P O Box 1295 Albuquerque New Mexico 87103



UNABLE TO FORWARD

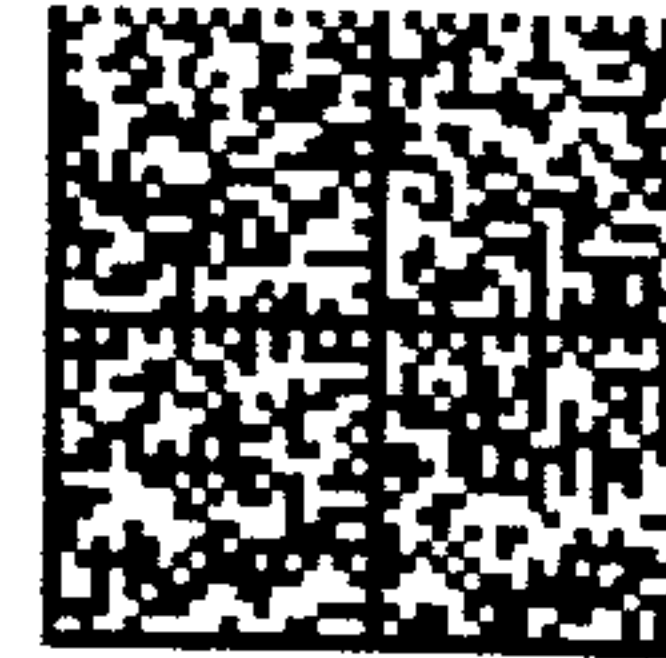
CITY OF ALBUQUERQUE



Planning Department

OR CURRENT RESIDENT
101006610030221004
C & W LAND DEVELOPMENT
ENTERPRISES INC
8910 ADAMS NE
ALBUQUERQUE, NM 87113

DRB



02 1M \$ 00.42⁰
0004261639 OCT 27 2008
MAILED FROM ZIP CODE 87113

note this address
UNABLE TO FORWARD

UTF

87113+2700



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: November 12, 2008
Zone Atlas Page: - A-10
Notification Radius: 100 Ft.

Project# 1003684
App# 08DRB-70450
08DRB-70444

Cross Reference and Location: MCMAHON BLVD NW BETWEEN KAYENTA
AND WESTSIDE

Applicant: CAPITAL ALLIANCE INVESTMENTS LLC
11024 MONTGOMERY NE STE 348
ALBUQUERQUE, NM 87199

Agent: MARK GOODWIN & ASSOCIATES PA
PO BOX 90606
ALBUQUERQUE, NM 87111

Special Instructions:

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

Date Mailed: OCTOBER 17, 2008
Signature: ERIN TREMLIN



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): MARK GOODWIN & ASSOCIATES, PA PHONE: 828-2200
 ADDRESS: P.O. Box 90600 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: _____

APPLICANT: CAPITAL ALLIANCE INVESTMENTS, LLC PHONE: 828-1100
 ADDRESS: 11024 MONTGOMERY NE, SUITE 348 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: JOHN@GOODWINENGINEERS.COM
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: ANASAZI RIDGE, UNIT 2
1 YEAR EXTENSION OF SIA(S)

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

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

Lot or Tract No. _____ Block: _____ Unit: 2
 Subdiv/Addn/TBKA: ANASAZI RIDGE SUBDIVISION
 Existing Zoning: R-1 Proposed zoning: SAME MRGCD Map No _____
 Zone Atlas page(s): A-10 UPC Code: 10100660783.2420451

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1003684

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 51 No. of proposed lots: 51 Total area of site (acres): 10.5423
 LOCATION OF PROPERTY BY STREETS: On or Near: MCMANIS BLVD NW
 Between: KAYENTA and WESTSIDE

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

SIGNATURE John M. Mackenzie DATE 10 9. 08
 (Print) JOHN M. MACKENZIE, PE Applicant: Agent:

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
<u>08 DRB 70450</u>	<u>SIA</u>	<u>2(2)</u>	<u>\$ 50.00</u>
_____	<u>ADP</u>	_____	<u>\$ 75.00</u>
_____	<u>CME</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>11/12/08</u>			Total <u>\$145.00</u>

Sandy Handley 10/14/08
 Planner signature / date

Project # 1003684

Form revised 4/07

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- 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.

JOHN M. MCKENZIE
 Applicant name (print)
John McKenzie 10/8/08
 Applicant signature / date



Form revised October 2007

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

Application case numbers
08DRB - 70450

Sandy Handley 10/14/08
 Planner signature / date
 Project # 1003684



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.

October 9, 2008

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **October 9, 2008:**

Contact Name: SUSAN RASINSKI

Company or Agency: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539

contacted the Office of Neighborhood Coordination 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 **ANASAZI RIDGE, UNIT 2** zone map **A-10**.

Our records indicate that as of October 9, 2008, there were no Neighborhood and/or Homeowner 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 Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(07/17/08)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 28, 2006

2. Project # 1003684

06DRB-00776 Major-Preliminary Plat Approval
06DRB-00779 Major-Vacation of Pub Right-of-Way
06DRB-00780 Major-Vacation of Public Easements
06DRB-00781 Minor-Sidewalk Variance
06DRB-00783 Minor-Temp Defer SDWK
06DRB-00782 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for CAPITAL ALLIANCE INVESTMENTS, LLC request(s) the above action(s) for Lot(s) 11, Block(s) 9, Lot(s) 10-17, Block(s) 10, Lot(s) 11-15, Block(s) 11, Lot(s) 17 & 18, Block(s) 12, Lot(s) 23-29, Block(s) 13, AND Lot(s) 1, Block(s) 14, AND Tract(s) H, I, J AND K, PARADISE HEIGHTS, UNIT 5, (to be known as **ANASAZI RIDGE, UNIT 2**) zoned R-1 AND SU-1/C-1, located on WESTSIDE NW between UNIVERSE NW and KAYENTA NW containing approximately 11 acre(s). [REF: 06DRB-00325, 06DRB-00326, 06DRB-00327] (A-10)

At the June 28, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 6/28/06 and approval of the grading plan engineer stamp dated 3/7/05 the preliminary plat was approved with the following conditions of final plat approval:

The roadway easements along the south half of McMahon Blvd NW shall be in place prior to final plat approval.

If the final plat is approved after 10-31-06 the subdivision must comply with City Council Resolution R-06-74 regarding Re-development Facility Fee Agreement with the Albuquerque Public Schools (APS).

The vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

OR CURRENT RESIDENT
101006610030221004
C & W LAND DEVELOPMENT
ENTERPRISES INC
8910 ADAMS NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101006608836722112
GARCIA ELOY C
6541 DESERT SPIRIT RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006606737522119
MALDONADO LEROY P JR
6548 ANCIENTS RD NW
ALBUQUERQUE, NM 87114

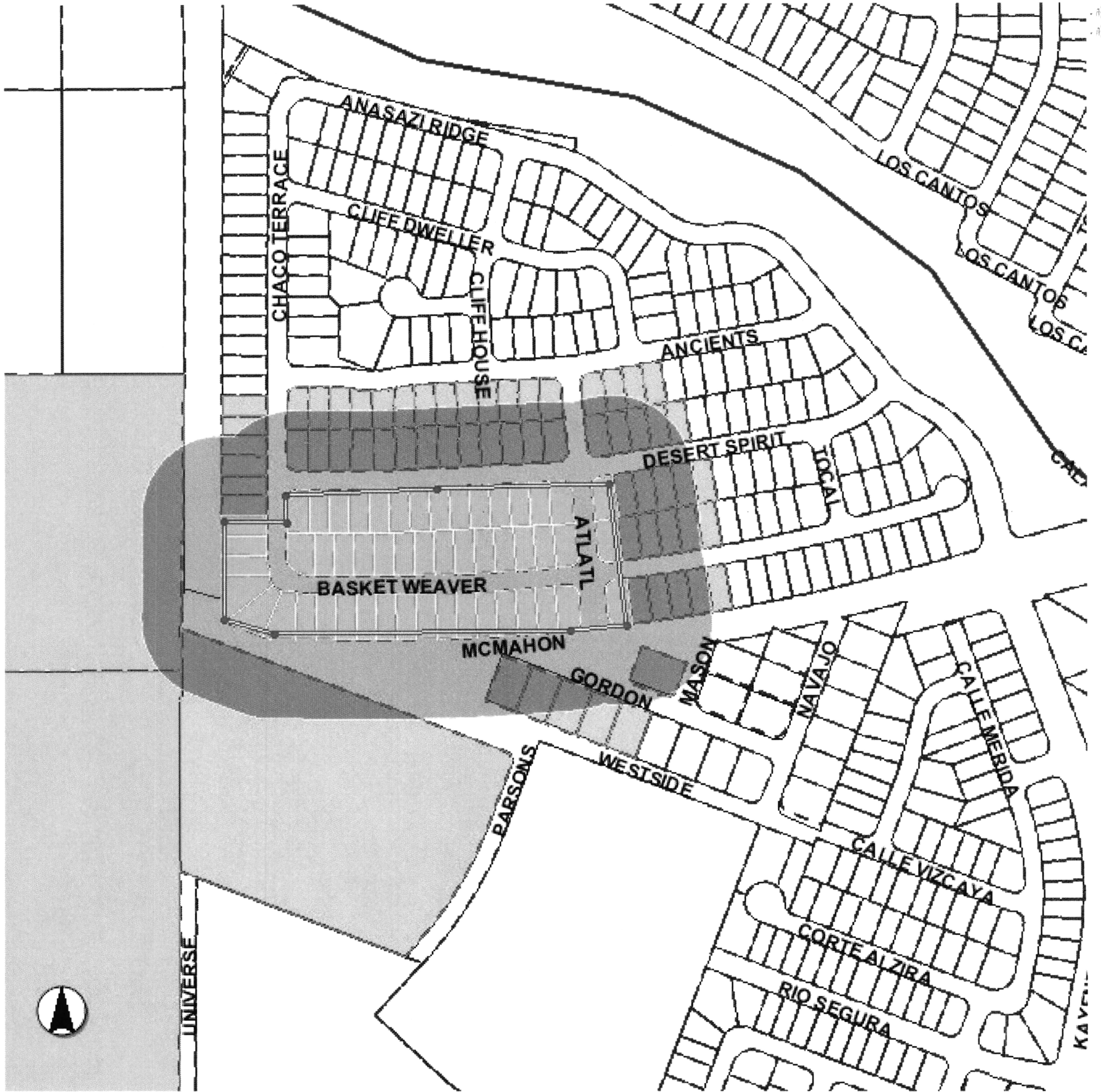
Project# 1003684
101006606136522105
CAPITAL ALLIANCE INVESTMENTS
LLC
6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101006607836622110
HAMMOND MICHAEL B
6545 DESERT SPIRIT RD NW
ALBUQUERQUE, NM 87114

Project# 1003684
MARK GOODWIN & ASSOCIATES PA
PO BOX 90606
ALBUQUERQUE, NM 87199

OR CURRENT RESIDENT
101006611532622626
COLLATZ INC
PO BOX 2010
CORRALES, NM 87048

OR CURRENT RESIDENT
101006601635020409
HERITAGE CAPITAL INVESTMENTS
LLC
6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE, NM 87109



Rec	COASD E.BERN CO.PAR CELDE C_2007. UPC	COASDE .BERNC O.PARC ELDEC_ 2007.OW NER	COASDE .BERNC O.PARC ELDEC_ 2007.OW NADD	COASDE .BERNC O.PARC ELDEC_ 2007.OW NCITY	COASDE. BERNCO. PARCEL DEC_200 7.OWNST ATE	COASDE. BERNCO. PARCEL EC_2007. OWNZIP ODE	COASDE. BERNCO. PARCEL DEC_200 7.PROPC LASS	COASDE .BERNC O.PARC ELDEC_ 2007.TA XDIST	COASDE.B ERNCO.PA RCELDEC_ 2007.LEGA LDESC	COASD E.BERN CO.PAR CELDEC _2007.A CRES	COASDE .BERNC O.PARC ELDEC_2 007.OBJ ECTID
1	1010066 1153262 2626	COLLAT Z INC	PO BOX 2010	CORRAL ES	NM	87048	V	A1A	LT 26- P1 BLK 6 PL AT FOR AN ASAZI RIDG E UNIT 1 C ONT .1319 AC	0.131651 67	79691
2	1010066 1213272 2625	COLLAT Z INC	PO BOX 2010	CORRAL ES	NM	87048	V	A1A	LT 25- P1 BLK 6 PL AT FOR AN ASAZI RIDG E UNIT 1 C ONT .1319 AC	0.131377 06	79692
3	1010066 1163422 2513	COLLAT Z INC	PO BOX 2010	CORRAL ES	NM	87048	V	A1A	LT 13- P1 BLK 5 PL AT FOR AN ASAZI RIDG E UNIT 1 C ONT .1268 AC	0.126362 95	82016
4	1010066 0163502 0409	HERITAG E CAPIT AL INVE STMENT S LLC	6300 JEF FERSON ST NE S UITE 102	ALBUQU ERQUE	NM	87109	V	A1A	LT 21 BLK 7 PLAT FOR ANASAZI RI DGE UNIT 1 CONT .129 7 AC	0.129706 04	82053
5	1010066 0163552 0410	HERITAG E CAPIT AL INVE STMENT S LLC	6300 JEF FERSON ST NE S UITE 102	ALBUQU ERQUE	NM	87109	V	A1A	LT 22 BLK 7 PLAT FOR ANASAZI RI DGE UNIT 1 CONT .129 7 AC	0.129704 15	82511
6	1010066 1123532 2510	COLLAT Z INC	PO BOX 2010	CORRAL ES	NM	87048	V	A1A	LT 10 BLK 5 PLAT FOR ANASAZI RI DGE UNIT 1 CONT .122 8 AC	0.122824 35	82512
7	1010066 0613652 2105	CAPITAL ALLIANC E INVE STMENTS LLC	6300 JEF FERSON ST NE S UITE 102	ALBUQU ERQUE	NM	87109	V	A1A	LT 18 BLK 9 PLAT FOR ANASAZI RI DGE UNIT 1 CONT .145 9 AC	0.139190 54	79585
8	1010066 0463652 2104	CAPITAL ALLIANC E INVE STMENTS LLC	6300 JEF FERSON ST NE S UITE 102	ALBUQU ERQUE	NM	87109	V	A1A	LT 17 BLK 9 PLAT FOR ANASAZI RI DGE UNIT 1 CONT .120 6 AC	0.127863 87	79584
9	1010066 0163702 0413	HERITAG E CAPIT AL INVE STMENT S LLC	6300 JEF FERSON ST NE S UITE 102	ALBUQU ERQUE	NM	87109	V	A1A	LT 25 BLK 7 PLAT FOR ANASAZI RI DGE UNIT 1 CONT .129 7 AC	0.129710 04	83601
10	1010066 0933672 2113	HERITAG E CAPIT AL INVE STMENT S LLC	6300 JEF FERSON ST NE S UITE 102	ALBUQU ERQUE	NM	87109	V	A1A	LT 26 BLK 9 PLAT FOR ANASAZI RI DGE UNIT 1 CONT .135 5 AC	0.135673 76	83600

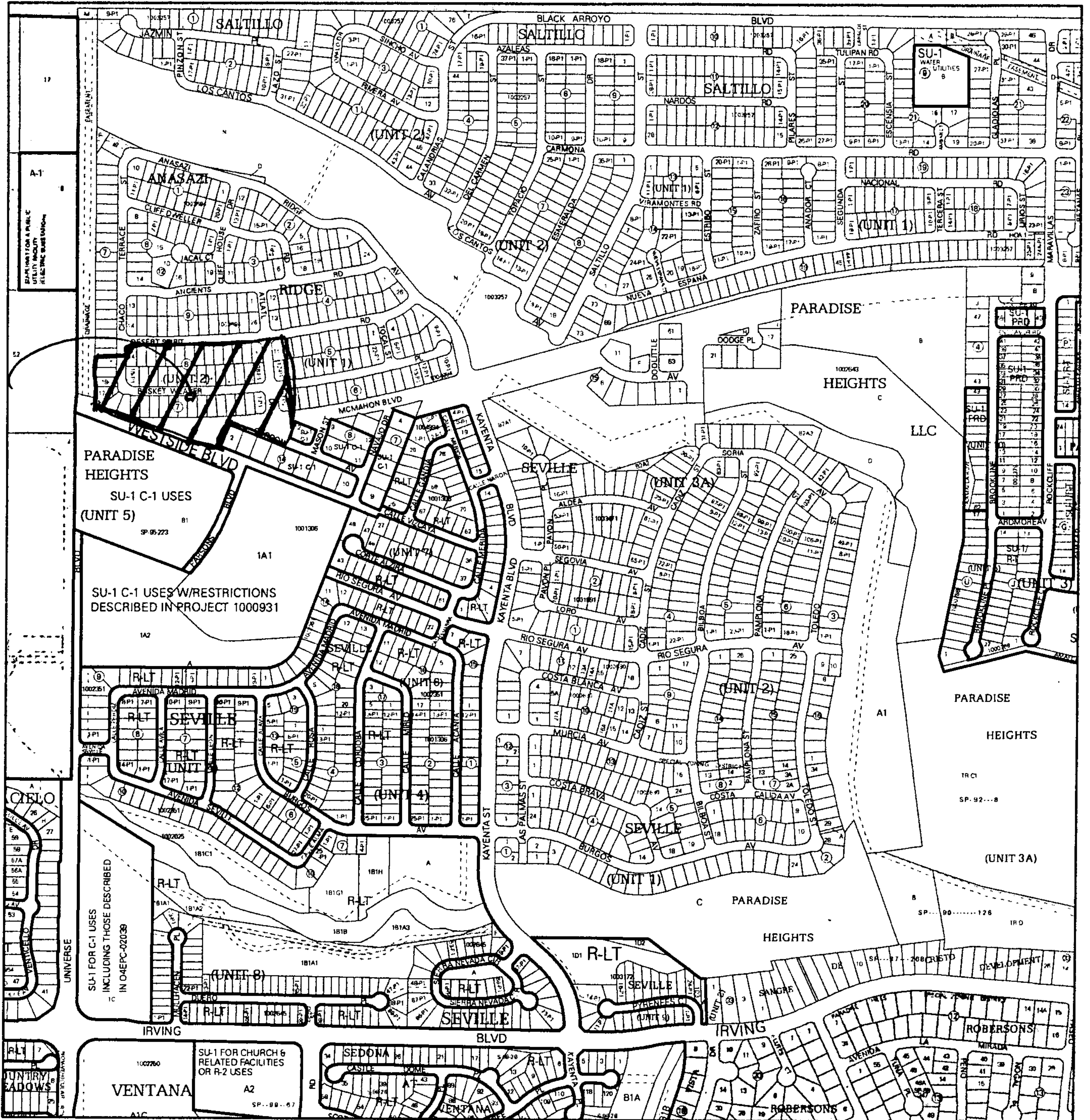
1 1	1010066 0163602 0411	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 23 BLK 7 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1297 AC	0.12970583	83129
1 2	1010066 0723662 2109	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 22 BLK 9 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1278 AC	0.12775688	83903
1 3	1010066 0783662 2110	HAMMOND MICH AEL B	6545 DESERT SPRING RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 23 BLK 9 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1278 AC	0.12775144	83904
1 4	1010066 1323562 2506	COLLATAZ INC	PO BOX 2010	CORRAL ES	NM	87048	V	A1A	LT 6 BLK 5 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1228 AC	0.12281291	83128
1 5	1010066 1333452 2517	COLLATAZ INC	PO BOX 2010	CORRAL ES	NM	87048	V	A1A	LT 17-P1 BLK 5 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1311 AC	0.13063961	82099
1 6	1010066 1363292 2622	COLLATAZ INC	PO BOX 2010	CORRAL ES	NM	87048	V	A1A	LT 22-P1 BLK 6 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1319 AC	0.13155712	80871
1 7	1010066 0623652 2107	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 20 BLK 9 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1278 AC	0.1277526	83901
1 8	1010066 0673652 2108	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 21 BLK 9 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1278 AC	0.12776583	83902
1 9	1010066 0163652 0412	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 24 BLK 7 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1297 AC	0.12971344	83421
2 0	1010066 1273552 2507	COLLATAZ INC	PO BOX 2010	CORRAL ES	NM	87048	V	A1A	LT 7 BLK 5 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1228 AC	0.12281828	83326
2 1	1010066 1223542 2508	COLLATAZ INC	PO BOX 2010	CORRAL ES	NM	87048	V	A1A	LT 8 BLK 5 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1228 AC	0.1228182	83325

2 2	1010066 0303652 2101	CAPITAL ALLIANC E INVES TMENTS LLC	6300 JEF FERSON ST NE S UITE 102	ALBUQU ERQUE	NM	87109	V	A1A	LT 14 BLK 9 PLAT FOR ANASAZI RI DGE UNIT 1 CONT .131 6 AC	0.131661 83	83304
2 3	1010066 0363652 2102	CAPITAL ALLIANC E INVES TMENTS LLC	6300 JEF FERSON ST NE S UITE 102	ALBUQU ERQUE	NM	87109	V	A1A	LT 15 BLK 9 PLAT FOR ANASAZI RI DGE UNIT 1 CONT .127 8 AC	0.127755 49	83303
2 4	1010066 0413652 2103	CAPITAL ALLIANC E INVES TMENTS LLC	6300 JEF FERSON ST NE S UITE 102	ALBUQU ERQUE	NM	87109	V	A1A	LT 16 BLK 9 PLAT FOR ANASAZI RI DGE UNIT 1 CONT .127 8 AC	0.127752 78	83302
2 5	1010066 1003022 1004	C & W LA ND DEVE LOPMEN T ENTER PRISES I NC	8910 AD AMS NE	ALBUQU ERQUE	NM	87113	V	A1A	*4 14 PARA DISE HEIGH TS UNIT 5	0.226988 19	82274
2 6	1010066 0163652 0412	HERITAG E CAPIT AL INVE STMENT S LLC	6300 JEF FERSON ST NE S UITE 102	ALBUQU ERQUE	NM	87109	V	A1A	LT 24 BLK 7 PLAT FOR ANASAZI RI DGE UNIT 1 CONT .129 7 AC	0.129713 44	83421
2 7	1010066 0933672 2113	HERITAG E CAPIT AL INVE STMENT S LLC	6300 JEF FERSON ST NE S UITE 102	ALBUQU ERQUE	NM	87109	V	A1A	LT 26 BLK 9 PLAT FOR ANASAZI RI DGE UNIT 1 CONT .135 5 AC	0.135673 76	83600
2 8	1010066 0163702 0413	HERITAG E CAPIT AL INVE STMENT S LLC	6300 JEF FERSON ST NE S UITE 102	ALBUQU ERQUE	NM	87109	V	A1A	LT 25 BLK 7 PLAT FOR ANASAZI RI DGE UNIT 1 CONT .129 7 AC	0.129710 04	83601
2 9	1010066 0833662 2111	CAPITAL ALLIANC E INVES TMENTS LLC	6300 JEF FERSON ST NE S UITE 102	ALBUQU ERQUE	NM	87109	R	A1A	LT 24 BLK 9 PLAT FOR ANASAZI RI DGE UNIT 1 CONT .127 8 AC	0.127759 24	83826
3 0	1010066 0883672 2112	GARCIA ELOY C	6541 DE SERT SP IRIT RD NW	ALBUQU ERQUE	NM	87114	R	A1A	LT 25 BLK 9 PLAT FOR ANASAZI RI DGE UNIT 1 CONT .127 8 AC	0.127748 96	83827
3 1	1010066 0623652 2107	CAPITAL ALLIANC E INVES TMENTS LLC	6300 JEF FERSON ST NE S UITE 102	ALBUQU ERQUE	NM	87109	V	A1A	LT 20 BLK 9 PLAT FOR ANASAZI RI DGE UNIT 1 CONT .127 8 AC	0.127752 6	83901
3 2	1010066 0673652 2108	CAPITAL ALLIANC E INVES TMENTS LLC	6300 JEF FERSON ST NE S UITE 102	ALBUQU ERQUE	NM	87109	V	A1A	LT 21 BLK 9 PLAT FOR ANASAZI RI DGE UNIT 1 CONT .127 8 AC	0.127765 83	83902
3 3	1010066 0723662	CAPITAL ALLIANC	6300 JEF FERSON	ALBUQU ERQUE	NM	87109	V	A1A	LT 22 BLK 9 PLAT FOR	0.127756 88	83903

	2109	E INVESTMENTS LLC	ST NE SUITE 102						ANASAZI RIDGE UNIT 1 CONT .1278 AC		
34	1010066 0783662 2110	HAMMOND MICHAEL B	6545 DESERT SPRING RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 23 BLK 9 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1278 AC	0.12775144	83904
35	1010066 1053672 2401	COLLATZ INC	PO BOX 2010	CORRALES	NM	87048	V	A1A	LT 13 BLK 4 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1353 AC	0.13541399	84527
36	1010066 1103692 2402	COLLATZ INC	PO BOX 2010	CORRALES	NM	87048	V	A1A	LT 14 BLK 4 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1205 AC	0.12052397	84804
37	1010066 1163692 2403	COLLATZ INC	PO BOX 2010	CORRALES	NM	87048	V	A1A	LT 15 BLK 4 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1205 AC	0.12051811	84805
38	1010066 1203702 2404	COLLATZ INC	PO BOX 2010	CORRALES	NM	87048	V	A1A	LT 16 BLK 4 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1205 AC	0.12052734	84972
39	1010066 1253712 2405	COLLATZ INC	PO BOX 2010	CORRALES	NM	87048	V	A1A	LT 17 BLK 4 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1205 AC	0.12051969	84974
40	1010066 0163752 0414	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 26 BLK 7 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1297 AC	0.12970221	85309
41	1010066 0463742 2123	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 10 BLK 9 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1156 AC	0.11556376	86432
42	1010066 0513742 2122	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 9 BLK 9 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1251 AC	0.12453012	86433
43	1010066 0413742 2124	HERITAGE CAPITAL INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 11 BLK 9 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1231 AC	0.12257234	86596
44	1010066 0363752 2125	HERITAGE CAPITAL INVESTMENT	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 12 BLK 9 PLAT FOR ANASAZI RIDGE UNIT 1	0.12525788	86597

		S LLC							CONT .125 3 AC		
4 5	1010066 0303752 2126	HERITAG E CAPIT AL INVE STMENT S LLC	6300 JEF FERSON ST NE S UITE 102	ALBUQU ERQUE	NM	87109	V	A1A	LT 13 BLK 9 PLAT FOR ANASAZI RI DGE UNIT 1 CONT .131 6 AC	0.131663 7	86598
4 6	1010066 0573752 2121	HERITAG E CAPIT AL INVE STMENT S LLC	6300 JEF FERSON ST NE S UITE 102	ALBUQU ERQUE	NM	87109	V	A1A	LT 8 BLK 9 PLAT FOR ANASAZI RI DGE UNIT 1 CONT .122 0 AC	0.121578 66	86600
4 7	1010066 0623752 2120	CAPITAL ALLIANC E INVE STMENTS LLC	6300 JEF FERSON ST NE S UITE 102	ALBUQU ERQUE	NM	87109	R	A1A	LT 7 BLK 9 PLAT FOR ANASAZI RI DGE UNIT 1 CONT .125 2 AC	0.125090 74	86633
4 8	1010066 0673752 2119	MALDON ADO LER OY P JR	6548 AN CIENTS RD NW	ALBUQU ERQUE	NM	87114	R	A1A	LT 6 BLK 9 PLAT FOR ANASAZI RI DGE UNIT 1 CONT .125 3 AC	0.125335 53	88096
4 9	1010066 0723752 2118	CAPITAL ALLIANC E INVE STMENTS LLC	6300 JEF FERSON ST NE S UITE 102	ALBUQU ERQUE	NM	87109	R	A1A	LT 5 BLK 9 PLAT FOR ANASAZI RI DGE UNIT 1 CONT .125 3 AC	0.125339 64	88097
5 0	1010066 0783762 2117	CAPITAL ALLIANC E INVE STMENTS LLC	6300 JEF FERSON ST NE S UITE 102	ALBUQU ERQUE	NM	87109	V	A1A	LT 4 BLK 9 PLAT FOR ANASAZI RI DGE UNIT 1 CONT .125 3 AC	0.125348 56	88183

SITE



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-10-Z

Selected Symbols

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

Map amended through: 6/13/2008

0 750 1,500 Feet



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

November 12, 2008

Project# 1003684

08DRB-70450 1 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT FOR STORM DRAIN OUTFALL

MARK GOODWIN AND ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the referenced/ above action(s) for all or a portion of **ANASAZI RIDGE, Unit 2**, zoned R-1, located on the north side of MCMAHON BLVD NW at ATLATAL DR NW containing approximately 10.5423 acre(s). (A-10)

AMAFCA

Anasazi Ridge Subdivision, Unit 2, McMahan/Universe, (A-10)
 No objection to requested action. The Calabacillas Arroyo improvements should be constructed with the storm drain outfall.

COG

McMahon Bd has been identified as a corridor for ITS implementation. Coordination with City representative on the ITS Subcommittee is recommended.

MPO Project ID #368.0 "McMahon Bd Extension" is a City of Albuquerque project to construct new 4 lane road, including bike lanes / trail. Funding for this project has been programmed for FY 2009. Coordination with DMD is recommended to insure development consistent with this project.

MPO Project ID #487.0 "Universe Bd Reconstruction and Widening" is a City of Albuquerque project to reconstruct and widen Universe from 2 lanes to 4. This project is privately funded. Coordination with DMD is recommended to insure adequate infrastructure is completed for adjacent land development and regional needs.

McMahon Bd east of Unser Bd has a functional classification of urban principal arterial. The area adjacent to the proposal site is presently classified as an urban local road. City may want to consider revising the functional classification of this facility as planned and built development advances. Universe Bd has a functional classification of urban minor arterial.

TRANSIT

No comments.

ZONING ENFORCEMENT

No comments.

NEIGHBORHOOD COORDINATION

APS

Anasazi Ridge Unit 2 is located on the north side of McMahon Blvd NW Kayenta NW Westside NW. The

owner of the above property requests a 1 Year Extension of Subdivision Improvements Agreement for a development that will consist of 51 single family homes. This will impact Ventana Ranch Elementary School, James Monroe Middle School, and Cibola High School. Ventana Ranch Elementary School and James Monroe Middle School are exceeding capacity; Cibola High School has excess capacity.

Loc No	School	2008-09 40th Day	2008-09 Capacity	Space Available
264	Ventana Ranch	705	680	-25
490	James Monroe	1,612	1,384	-228
580	Cibola	2,123	2,471	348

Residential Units: 51

Est. Elementary School Students: 13

Est. Middle School Students: 6

Est. High School Students: 6

Est. Total # of Students from Project: 25

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

A new northwest middle school is planned to open in 2009. This will relieve overcrowding at James Monroe.

Two new elementary schools will open in 2009. These schools will relieve overcrowding at Ventana Ranch Elementary School.

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

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

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

POLICE DEPARTMENT

No comments

FIRE DEPARTMENT

No comments

PNM ELECTRIC & GAS

No comments
COMCAST No comments
QWEST No comments
ENVIRONMENTAL HEALTH No comments
M.R.G.C.D No comments
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER The Hydrology section has no objection to the extension request.
TRANSPORTATION DEVELOPMENT No adverse comments.
PARKS AND RECREATION Defer to hydrology.
ABCWUA No objection to Extension request.
PLANNING DEPARTMENT Refer to comments from Hydrology/ City Engineer regarding proposed extension.

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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 12, 2008

1. **Project# 1003684**
08DRB-70074 - 2YEAR EXTENSION FOR SUBDIVISION IMPROVEMENTS

MARK GOODWIN AND ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENT/COLLATZ request(s) the above/ referenced action for **ANASAZI RIDGE Unit 1**, zoned R-1, located on MCMAHON BLVD NW BETWEEN ANASAZI RIDGE AVE NW AND WESTSIDE BLVD NW containing approximately 40.3491 acre(s). (A-10)

At the March 12, 2008, Development Review Board meeting, the 18 month extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 27, 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: Mark Goodwin & Associates – P.O. Box 90606 – Albuquerque, NM 87199
Cc: Capital Alliance Investment/Collatz – 6300 Jefferson NE # 120 – Albuquerque, NM 87109

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: March 12, 2008
Zone Atlas Page: A-10
Notification Radius: 100 Ft.

Project# 1003684
App#08DRB-70074

Cross Reference and Location: MCMAHON BLVD NW BETWEEN ANASAZI
RIDGE AVE AND WESTSIDE BLVD

Applicant: CAPITAL ALLIANCE INVESTMENT/COLLATZ
6300 JEFFERSON NE #120
ALBUQUERQUE, NM 87199

Agent: MARK GOODWIN & ASSOCIATES
PO BOX 90606
ALBUQUERQUE, NM 87199

Special Instructions:

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

Date Mailed: FEBRUARY 22, 2008
Signature: ERIN TREMLIN



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Associates PHONE: 828-2200
 ADDRESS: P.O. Box 90606 FAX: 797-9539
 CITY: Albuq STATE NM ZIP 87199 E-MAIL: _____

APPLICANT: Capital Alliance Investment / Collatz PHONE: 828-1100
 ADDRESS: 6300 Jefferson NE #20 FAX: 823-9441
 CITY: Albuq STATE IL ZIP 61109 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Anasazi Ridge, Unit 1 - 2 year extension of SIA

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

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

Lot or Tract No. _____ Block: _____ Unit: 1
 Subdiv/Addn/TBKA: Anasazi Ridge Subdivision
 Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No. _____
 Zone Atlas page(s): A-10 UPC Code: 101006601635020409, 1010061043772242

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 1003684, 06DRB-00325

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): 40.3491
 LOCATION OF PROPERTY BY STREETS: On or Near: McLanahan Blvd NW
 Between: Anasazi Ridge Ave and Westside Blvd.
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Mark Goodwin DATE 2.12.08
 (Print) MARK GOODWIN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>08DRB-70074</u>	<u>SIA</u>	<u>5(2)</u>	<u>\$50.00</u>
_____	<u>ADV</u>	_____	<u>\$75.00</u>
_____	<u>CMF</u>	_____	<u>\$20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$145.00</u>

Hearing date 03/12/08

Sandy Handberg 02/15/08
 Planner signature / date

Project # 1003684

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- 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. S
- 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.

MARK GROBULLI
Applicant name (print)
Mark Grobulli
Applicant signature / date



Form revised October 2007

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

Application case numbers
08DRB - 70074
_____-_____
_____-_____

Sandy Handley 02/15/08
Planner signature / date
Project # 1003609

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	OW NE R ST ATE	OW NE R ZIP CODE	PR OPE RTY CLA SS	TA X DIS TRIC T	LEGAL
1	10100660 20455204 20	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*10 13 PARADISE HEIGHTS UNIT 5
2	10100660 30455204 21	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*9 13 PARADISE HEIGHTS UNIT 5
3	10100660 40450204 22	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*8 13 PARADISE HEIGHTS UNIT 5
4	10090665 16420101 05CA	PUBLIC SERVICE C OMPANY OF NEW MEXICO	414 SILVER SW	ALBU QUER QUE	N M	871 03	V	X1 A	E1/2 OF THE SE1/4 NE1/4 NE1/4 SEC 4 T1 1N R2E CONT 5.0000 AC
5	10100660 47448204 23	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*7 13 PARADISE HEIGHTS UNIT 5
6	10100660 19443204 19	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*11 13 PARADISE HEIGHTS UNIT 5
7	10100660 20368204 10	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*20 13 PARADISE HEIGHTS UNIT 5
8	10100660 88332207 25	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*12 10 PARADISE HGTS UNIT 5
9	10100661 01335207 04	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*16 10 PARADISE HGTS UNIT 5
10	10100661 46285210 10	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*10 14 PARADISE HEIGHTS UNIT 5
11	10100661 50335209 17	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*6 8 PARADISE HEIGHTS UNIT 5
12	10100661 12400207 16	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	LT 3 BLK 10 PARADISE HEIGHTS UNIT 5 CONT. 0.2204 AC
13	10100661 60365209 13	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*2 8 PARADISE HEIGHTS UNIT 5
14	10100661 28407207 13	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*25 10 PARADISE HGTS UNIT 5
15	10100660 80440204 27	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*3 13 PARADISE HEIGHTS UNIT 5
16	10100660 89439204 28	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*2 13 PARADISE HEIGHTS UNIT 5
17	10100661 42312209 20	HOGSTROM JAN	11901 CARM EL NE	ALBU QUER QUE	N M	871 22	V	A1 A	*9 8 PARADISE HEIGHTS UNIT 5
18	10100660 78309210 01	C & W LAND DEVE LOPMENT ENTERP RISES INC	8910 ADAMS NE	ALBU QUER QUE	N M	871 13	V	A1 A	*1 14 PARADISE HEIGHTS UNIT 5
19	10100661 23310208 02	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE	ALBU QUER QUE	N M	871 09	V	A1 A	*12 9 PARADISE HEIGHTS UNIT 5

20	10100661 00302210 04	C & W LAND DEVELOPMENT ENTERPRISES INC	8910 ADAMS NE	ALBUQUERQUE	NM	871 13	V	A1 A	*4 14 PARADISE HEIGHTS UNIT 5
21	10100661 45371208 10	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871 09	V	A1 A	*20 9 PARADISE HEIGHTS UNIT 5
22	10100661 70370209 11	COLLATZ INC	PO BOX 2010	CORRALES	NM	870 48	V	A1 A	*20 8 PARADISE HEIGHTS UNIT 5
23	10100661 01369207 20	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871 09	V	A1 A	*7 10 PARADISE HGTS UNIT 5
24	10100660 70367206 21	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871 09	V	A1 A	*8 11 PARADISE HEIGHTS UNIT 5
25	10100661 90380211 17	SALTILLO COMMUNITIES LLC	207 CARLISLE BLVD SE	ALBUQUERQUE	NM	871 06	V	A1 A	TR IN NW1/4 AND SW1/4 OF NE1/4 SEC 3 T11N R2E (AKA TR B CALABACILLAS ARROYO) CONT 23.9130 AC
26	10100660 70367206 21	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871 09	V	A1 A	*8 11 PARADISE HEIGHTS UNIT 5
27	10100661 90380211 17	SALTILLO COMMUNITIES LLC	207 CARLISLE BLVD SE	ALBUQUERQUE	NM	871 06	V	A1 A	TR IN NW1/4 AND SW1/4 OF NE1/4 SEC 3 T11N R2E (AKA TR B CALABACILLAS ARROYO) CONT 23.9130 AC
28	10100661 07351207 06	COLLATZ INC	PO BOX 2010	CORRALES	NM	870 48	V	A1 A	*18 10 PARADISE HGTS UNIT 5
29	10100661 70353209 09	COLLATZ INC	PO BOX 2010	CORRALES	NM	870 48	V	A1 A	*18 8 PARADISE HEIGHTS UNIT 5
30	10100661 31334208 05	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871 09	V	A1 A	*15 9 PARADISE HEIGHTS UNIT 5
31	10100661 68330206 02	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871 09	V	A1 A	*13 11 PARADISE HEIGHTS UNIT 5
32	10100661 80333211 34	COLLATZ INC	PO BOX 2010	CORRALES	NM	870 48	V	A1 A	LT 2 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2352 AC +/-
33	10100660 30327204 05	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871 09	V	A1 A	*25 13 PARADISE HEIGHTS UNIT 5
34	10100661 16373207 09	COLLATZ INC	PO BOX 2010	CORRALES	NM	870 48	V	A1 A	*21 10 PARADISE HGTS UNIT 5
35	10100661 83372206 07	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871 09	V	A1 A	*18 11 PARADISE HEIGHTS UNIT 5
36	10100660 20377204 11	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871 09	V	A1 A	*19 13 PARADISE HEIGHTS UNIT 5
37	10100660 20400204 14	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871 09	V	A1 A	*16 13 PARADISE HEIGHTS UNIT 5
38	10100660 82400206 17	CAPITAL ALLIANCE INVESTMENTS LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871 09	V	A1 A	*4 11 PARADISE HEIGHTS UNIT 5
39	10100661 50386208 12	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	871 09	V	A1 A	*22 9 PARADISE HEIGHTS UNIT 5
40	10100661 20389207 11	COLLATZ INC	PO BOX 2010	CORRALES	NM	870 48	V	A1 A	*23 10 PARADISE HGTS UNIT 5

41	10100660 90387206 09	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*20 11 PARADISE HEIGHTS UNIT 5
42	10100661 24396207 12	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*24 10 PARADISE HGTS UNIT 5
43	10100660 93395206 10	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*21 11 PARADISE HEIGHTS UNIT 5
44	10100660 37388205 22	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*23 12 PARADISE HEIGHTS UNIT 5
45	10100660 50393205 08	CHOY PON YIP & K AM CHING	42 WALKER AVE	EDIS ON	NJ	088 203 137	V	A1 A	*10 12 PARADISE HEIGHTS UNIT 5
46	10100660 37397205 21	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*24 12 PARADISE HEIGHTS UNIT 5
47	10100661 40392208 13	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*1 9 PARADISE HEIGHTS UNIT 5
48	10100660 37348205 27	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*18 12 PARADISE HEIGHTS UNIT 5
49	10100661 13365207 08	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*20 10 PARADISE HGTS UNIT 5
50	10100661 64288211 40	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	LT 8 BLK 7 PARADISE HEIGHTS UNIT 5 C ONT .2248 AC +/-
51	10100660 55428205 15	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*3 12 PARADISE HEIGHTS UNIT 5
52	10100661 35375208 15	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*3 9 PARADISE HEIGHTS UNIT 5
53	10100660 56318204 02	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*28 13 PARADISE HEIGHTS UNIT 5
54	10100660 99412206 12	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*23 11 PARADISE HEIGHTS UNIT 5
55	10100660 63350206 23	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*10 11 PARADISE HEIGHTS UNIT 5
56	10100661 26352208 18	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*6 9 PARADISE HEIGHTS UNIT 5
57	10100660 20351204 08	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 109	ALBU QUER QUE	N M	871 09	V	A1 A	*22 13 PARADISE HEIGHTS UNIT 5
58	10100660 50371205 04	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*14 12 PARADISE HEIGHTS UNIT 5
59	10100660 60394205 07	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*11 12 PARADISE HEIGHTS UNIT 5
60	10100660 78392206 18	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*5 11 PARADISE HEIGHTS UNIT 5
61	10100660 20392204 13	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*17 13 PARADISE HEIGHTS UNIT 5

62	10100661 10393207 17	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*4 10 PARADISE HGTS UNIT5
63	10100660 20434204 18	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*12 13 PARADISE HEIGHTS UNIT 5
64	10100660 46430205 16	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*2 12 PARADISE HEIGHTS UNIT 5
65	10100660 64426205 14	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*4 12 PARADISE HEIGHTS UNIT 5
66	10100660 37372205 24	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*21 12 PARADISE HEIGHTS UNIT 5
67	10100661 31368208 16	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*4 9 PARADISE HEIGHTS UNIT 5
68	10100660 88415206 15	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*2 11 PARADISE HEIGHTS UNIT 5
69	10100660 70418205 12	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*6 12 PARADISE HEIGHTS UNIT 5
70	10100660 37414205 19	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*26 12 PARADISE HEIGHTS UNIT 5
71	10100661 15296210 06	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*6 14 PARADISE HEIGHTS UNIT 5
72	10100660 96438204 29	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*1 13 PARADISE HEIGHTS UNIT 5
73	10100661 61330209 06	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*15 8 PARADISE HEIGHTS UNIT 5
74	10100661 18330208 21	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*9 9 PARADISE HEIGHTS UNIT 5
75	10100660 99328207 03	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*15 10 PARADISE HGTS UNIT 5
76	10100661 60278211 41	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	LT 9 BLK 7 PARADISE HEIGHTS UNIT 5 C ONT .2825 AC +/-
77	10100661 26318208 03	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE	ALBU QUER QUE	N M	871 10	V	A1 A	*13 9 PARADISE HEIGHTS UNIT 5
78	10100660 65315204 01	C & W LAND DEVE LOPEMENT ENTER PRISES INC	8910 ADAMS NE	ALBU QUER QUE	N M	871 13	V	A1 A	*29 13 PARADISE HEIGHTS UNIT 5
79	10100661 42363208 09	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*19 9 PARADISE HEIGHTS UNIT 5
80	10100660 99362207 21	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*8 10 PARADISE HGTS UNIT 5
81	10100661 58323209 05	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*14 8 PARADISE HEIGHTS UNIT 5
82	10100661 15322208 22	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*10 9 PARADISE HEIGHTS UNIT 5

83	10100660 96320207 02	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*14 10 PARADISE HGTS UNIT 5
84	10100661 45320209 19	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*8 8 PARADISE HEIGHTS UNIT 5
85	10100660 20418204 16	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*14 13 PARADISE HEIGHTS UNIT 5
86	10100661 69272211 43	KRAFT KEITH A & SCHULTZ KATHRIN E L	10523 CALLE GANDIA NW	ALBU QUER QUE	N M	871 14	R	A1 A	LT 26 SEVILLE SUBDIVISION UNIT 7 (BEIN G A REPLAT OF TRACTS B-2-B AND 1-B-1- F-1 SEVILLE) CONT .1655 AC
87	10100661 71276211 44	VERNON GUY C & CHERYL	10527 CALLE GANDIA NW	ALBU QUER QUE	N M	871 14	R	A1 A	LT 25 SEVILLE SUBDIVISION UNIT 7 (BEIN G A REPLAT OF TRACTS B-2-B AND 1-B-1- F-1 SEVILLE) CONT .1313 AC
88	10100661 72280211 45	RUIZ ROY D JR & A NNETTE M	10531 CALLE GANDIA NW	ALBU QUER QUE	N M	871 14	R	A1 A	LT 24 SEVILLE SUBDIVISION UNIT 7 (BEIN G A REPLAT OF TRACTS B-2-B AND 1-B-1- F-1 SEVILLE) CONT .1313 AC
89	10100661 78295211 48	BEDER JOEL D	5399 PLAYA VISTA DR AP T E408	LOS A NGEL ES	CA	900 94	R	A1 A	LT 21 SEVILLE SUBDIVISION UNIT 7 (BEIN G A REPLAT OF TRACTS B-2-B AND 1-B-1- F-1 SEVILLE) CONT .1667 AC
90	10100661 79300211 49	SOMMERS WILLIA M G & TRACEY S Y OUNG	10611 CALLE GANDIA NW	ALBU QUER QUE	N M	871 14	R	A1 A	LT 20 SEVILLE SUBDIVISION UNIT 7 (BEIN G A REPLAT OF TRACTS B-2-B AND 1-B-1- F-1 SEVILLE) CONT .1774 AC
91	10100661 95322211 50	JD HOME BUILDER CORPORATION	PO BOX 90218	ALBU QUER QUE	N M	871 99	V	A1 A	TR B-2-B- 1 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTS B-2-B AND 1-B-1-F- 1 SEVILLE) CONT 2.1132 AC
92	10100661 40244314 01	HERRERA- LAU DANIELLE T	6324 CORTE ALZIRA NW	ALBU QUER QUE	N M	871 14	R	A1 A	LT 49 SEVILLE SUBDIVISION UNIT 7 (BEIN G A REPLAT OF TRACTS B-2-B AND 1-B-1- F-1 SEVILLE) CONT .2488 AC
93	10100661 74285211 46	WICKLIFFE DERIC K L	10601 CALLE GANDIA NW	ALBU QUER QUE	N M	871 14	R	A1 A	LT 23 SEVILLE SUBDIVISION UNIT 7 (BEIN G A REPLAT OF TRACTS B-2-B AND 1-B-1- F-1 SEVILLE) CONT .1541 AC
94	10100661 76289211 47	CLAUSEN ERIKA K	10605 CALLE GANDIA NW	ALBU QUER QUE	N M	871 14	R	A1 A	LT 22 SEVILLE SUBDIVISION UNIT 7 (BEIN G A REPLAT OF TRACTS B-2-B AND 1-B-1- F-1 SEVILLE) CONT .1310 AC
95	10100661 18416207 14	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*1 10 PARADISE HGTS UNIT 5
96	10100660 20409204 15	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*15 13 PARADISE HEIGHTS UNIT 5
97	10100660 36433205 17	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*1 12 PARADISE HEIGHTS UNIT 5
98	10100661 55260314 15	GONZALES PAUL D & AMANDA K	6319 CORTE ALZIRA NW	ALBU QUER QUE	N M	871 14	R	A1 A	LT 47 SEVILLE SUBDIVISION UNIT 7 (BEIN G A REPLAT OF TRACTS B-2-B AND 1-B-1- F-1 SEVILLE) CONT .1743 AC
99	10100661 62261314 35	MARQUEZ STEVE J & RHONDA M JO HNSON	6312 CALLE VIZCAYA NW	ALBU QUER QUE	N M	871 14	R	A1 A	LT 27 SEVILLE SUBDIVISION UNIT 7 (BEIN G A REPLAT OF TRACTS B-2-B AND 1-B-1- F-1 SEVILLE) CONT .1542 AC
100	10100660 65475204 31	SALTILLO COMMU NITIES LLC	207 CARLISL E BLVD SE	ALBU QUER QUE	N M	871 06	V	A1 A	TR IN NW1/4 OF NW 1/4 T11N R2E SEC 3 (AKA TR A CALABACILLAS ARROYO) CON T 12.3280 AC
101	10100660 20360204 09	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*21 13 PARADISE HEIGHTS UNIT 5
102	10100661 72362209 10	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*19 8 PARADISE HEIGHTS UNIT 5
103	10100661 29360208 17	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*5 9 PARADISE HEIGHTS UNIT 5

1 0 4	10100661 15407207 15	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*2 10 PARADISE HGTS UNIT 5
1 0 5	10100660 37405205 20	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*25 12 PARADISE HEIGHTS UNIT 5
1 0 6	10100660 96404206 11	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*22 11 PARADISE HEIGHTS UNIT 5
1 0 7	10100660 37422205 18	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*27 12 PARADISE HEIGHTS UNIT 5
1 0 8	10100660 67359206 22	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*9 11 PARADISE HEIGHTS UNIT 5
1 0 9	10100660 73425205 13	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*5 12 PARADISE HEIGHTS UNIT 5
1 0 1	10100660 20426204 17	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*13 13 PARADISE HEIGHTS UNIT 5
1 1 1	10100660 55446204 24	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*6 13 PARADISE HEIGHTS UNIT 5
1 1 2	10100660 59387205 06	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*12 12 PARADISE HEIGHTS UNIT 5
1 1 3	10100661 63250314 17	GARCIA AMADEO & EMILY	6309 CORTE ALZIRA NW	ALBU QUER QUE	N M	871 14	R	A1 A	LT 45 SEVILLE SUBDIVISION UNIT 7 (BEIN G A REPLAT OF TRACTS B-2-B AND 1-B-1- F-1 SEVILLE) CONT .1377 AC
1 1 4	10100660 63444204 25	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*5 13 PARADISE HEIGHTS UNIT 5
1 1 5	10100660 72443204 26	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*4 13 PARADISE HEIGHTS UNIT 5
1 1 6	10100660 49362205 03	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*15 12 PARADISE HEIGHTS UNIT 5
1 1 7	10100660 37364205 25	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*20 12 PARADISE HEIGHTS UNIT 5
1 1 8	10100660 90423206 14	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*1 11 PARADISE HEIGHTS UNIT 5
1 1 9	10100661 00422206 13	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*24 11 PARADISE HEIGHTS UNIT 5
1 2 0	10100660 48410205 09	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*9 12 PARADISE HEIGHTS UNIT 5
1 2 1	10100660 55415205 10	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*8 12 PARADISE HEIGHTS UNIT 5
1 2 2	10100660 66413205 11	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*7 12 PARADISE HEIGHTS UNIT 5
1 2 3	10100660 85408206 16	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*3 11 PARADISE HEIGHTS UNIT 5
1 2 4	10100661 08385207 18	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*5 10 PARADISE HGTS UNIT5

1 2 5	10100660 75383206 19	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*6 11 PARADISE HEIGHTS UNIT 5
1 2 6	10100660 20384204 12	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*18 13 PARADISE HEIGHTS UNIT 5
1 2 7	10100660 52380205 05	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*13 12 PARADISE HEIGHTS UNIT 5
1 2 8	10100661 37382208 14	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*2 9 PARADISE HEIGHTS UNIT 5
1 2 9	10100661 19380207 10	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*22 10 PARADISE HGTS UNIT5
1 3 0	10100661 87380206 08	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*19 11 PARADISE HEIGHTS UNIT 5
1 3 1	10090665 00346101 10	DILLER RICHARD L & DEBRA L	13104 SAND STONE PL NE	ALBU QUER QUE	N M	871 11 4 316	V	X1 A	T11N R2E SEC 4 PORTION E1/2 SE NE CO NT 10.30 ACRES
1 3 2	10100660 37380205 23	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*22 12 PARADISE HEIGHTS UNIT 5
1 3 3	10100661 65377209 12	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*1 8 PARADISE HEIGHTS UNIT 5
1 3 4	10100661 48378208 11	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*21 9 PARADISE HEIGHTS UNIT 5
1 3 5	10100661 04377207 19	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*6 10 PARADISE HGTS UNIT 5
1 3 6	10100660 72375206 20	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*7 11 PARADISE HEIGHTS UNIT 5
1 3 7	10100661 80363206 06	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*17 11 PARADISE HEIGHTS UNIT 5
1 3 8	10100661 10359207 07	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*19 10 PARADISE HGTS UNIT 5
1 3 9	10100661 39288210 09	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*9 14 PARADISE HEIGHTS UNIT 5
1 4 0	10100661 00240302 03	KAPURANIS FRAN K T & MATIA	8691 E BRIA RWOOD BLVD	CENT ENNI AL	CO	801 12	V	A1 A	TR 1-A-1 BULK LAND PLAT OF TRACTS 1- A-1, 1-A-2, 1-B-1-A THRU 1-B-1-H, 1-B-2- A, B-2-A & B-2- B SEVILLE BEING A REPLAT OF TRACTS 1-A, 1-B-1, 1-B-2 SEVILLE & TRACT B- 2 PARADISE
1 4 1	10100661 75347206 04	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*15 11 PARADISE HEIGHTS UNIT 5
1 4 2	10100660 92347207 23	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*10 10 PARADISE HGTS UNIT 5
1 4 3	10100660 61342206 24	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*11 11 PARADISE HEIGHTS UNIT 5
1 4 4	10100661 56350209 15	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*4 8 PARADISE HEIGHTS UNIT 5
1	10100661	COLLATZ-	6300 JEFFER	ALBU	N	871	V	A1	*17 9 PARADISE HEIGHTS UNIT 5

4 5	37348208 07	PICKARD LLC	SON ST NE S UITE 102	QUER QUE	M	09		A	
1 4 6	10100661 77355206 05	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*16 11 PARADISE HEIGHTS UNIT 5
1 4 7	10100661 58357209 14	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*3 8 PARADISE HEIGHTS UNIT 5
1 4 8	10100660 37358205 26	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*19 12 PARADISE HEIGHTS UNIT 5
1 4 9	10100661 40355208 08	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*18 9 PARADISE HEIGHTS UNIT 5
1 5 0	10100660 97355207 22	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*9 10 PARADISE HGTS UNIT 5
1 5 1	10100660 48352205 02	CAPITAL ALLIANCE INVESTMENTS LL C	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*16 12 PARADISE HEIGHTS UNIT 5
1 5 2	10100661 23345208 19	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*7 9 PARADISE HEIGHTS UNIT 5
1 5 3	10100661 71338206 03	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*14 11 PARADISE HEIGHTS UNIT 5
1 5 4	10100660 20342204 07	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*23 13 PARADISE HEIGHTS UNIT 5
1 5 5	10100661 67345209 08	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*17 8 PARADISE HEIGHTS UNIT 5
1 5 6	10100661 05344207 05	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*17 10 PARADISE HGTS UNIT 5
1 5 7	10100660 42341205 01	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*17 12 PARADISE HEIGHTS UNIT 5
1 5 8	10100661 53343209 16	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*5 8 PARADISE HEIGHTS UNIT 5
1 5 9	10100661 34340208 06	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*16 9 PARADISE HEIGHTS UNIT 5
1 6 0	10100660 90340207 24	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*11 10 PARADISE HGTS UNIT 5
1 6 1	10100660 94305210 03	C & W LAND DEVE LOPMENT ENTERP RISER INC	8910 ADAMS NE	ALBU QUER QUE	N M	871 13	V	A1 A	*3 14 PARADISE HEIGHTS UNIT 5
1 6 2	10100661 20337208 20	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*8 9 PARADISE HEIGHTS UNIT 5
1 6 3	10100660 22333204 06	COLLATZ INC	PO BOX 2010	CORR ALES	N M	870 48	V	A1 A	*24 13 PARADISE HEIGHTS UNIT 5
1 6 4	10100661 57334206 01	COLLATZ- PICKARD LLC	6300 JEFFER SON ST NE S UITE 102	ALBU QUER QUE	N M	871 09	V	A1 A	*12 11 PARADISE HEIGHTS UNIT 5
1 6 5	10100660 86307210 02	C & W LAND DEVE LOPMENT ENTERP RISER INC	8910 ADAMS NE	ALBU QUER QUE	N M	871 13	V	A1 A	*2 14 PARADISE HEIGHTS UNIT 5
1	10100661	COLLATZ-	6300 JEFFER	ALBU	N	871	V	A1	LT 5 BLK 7 PARADISE HEIGHTS UNIT 5 C

66	7231021137	PICKARD LLC	SON ST NE S UITE 102	QUERQUE	M	09		A	ONT .2224 AC +/-
167	101006616533820907	COLLATZ INC	PO BOX 2010	CORRALES	NM	87048	V	A1A	*16 8 PARADISE HEIGHTS UNIT 5
168	101006603932420404	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE S UITE 102	ALBUQUERQUE	NM	87109	V	A1A	*26 13 PARADISE HEIGHTS UNIT 5
169	1010066148327209918	COLLATZ INC	PO BOX 2010	CORRALES	NM	87048	V	A1A	*7 8 PARADISE HEIGHTS UNIT 5
170	1010066183340211033	COLLATZ INC	PO BOX 2010	CORRALES	NM	87048	V	A1A	LT 1 BLK 7 PARADISE HEIGHTS UNIT 5 C ONT .2058 AC +/-
171	101006608532520701	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE S UITE 102	ALBUQUERQUE	NM	87109	V	A1A	*13 10 PARADISE HEIGHTS UNIT 5
172	101006612932520804	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE S UITE 102	ALBUQUERQUE	NM	87109	V	A1A	*14 9 PARADISE HEIGHTS UNIT 5
173	101006604932020403	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE S UITE 102	ALBUQUERQUE	NM	87109	V	A1A	*27 13 PARADISE HEIGHTS UNIT 5
174	1010066178325211435	COLLATZ INC	PO BOX 2010	CORRALES	NM	87048	V	A1A	LT 3 BLK 7 PARADISE HEIGHTS UNIT 5 C ONT .2262 AC +/-
175	1010066175317211536	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE S UITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 4 BLK 7 PARADISE HEIGHTS UNIT 5 C ONT .2269 AC +/-
176	101006603728030201	MONAHITI LLC	5321 MENAUL BLVD NE	ALBUQUERQUE	NM	87110	V	A1A	TRACT B-1 PLAT FOR TRS B-1 & B-2 PARADISE HEIGHTS UNIT FIVE CONT 1 0.1445 AC M/O
177	101006611331420801	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE	ALBUQUERQUE	NM	87109	V	A1A	*11 9 PARADISE HEIGHTS UNIT 5
178	1010066156316209804	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE S UITE 102	ALBUQUERQUE	NM	87109	V	A1A	*13 8 PARADISE HEIGHTS UNIT 5
179	1010066152309209903	CITY OF ALBUQUERQUE	P O BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	*12 8 PARADISE HEIGHTS UNIT 5
180	1009066396261401060	ALB TECHNICAL VOCATIONAL INST	525 BUENA VISTA DR SE	ALBUQUERQUE	NM	87106	C	X1A	POR OF N1/2 N1/2 SE & POR OF S1/2 S1/2 NEF SEC 4 T11N R2E CO NT 53.00 ACRES
181	101006613930520901	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE S UITE 102	ALBUQUERQUE	NM	87109	V	A1A	*10 8 PARADISE HEIGHTS UNIT 5
182	1010066169302211238	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE S UITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 6 BLK 7 PARADISE HEIGHTS UNIT 5 C ONT .2304 AC +/-
183	1010066150300209302	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE S UITE 102	ALBUQUERQUE	NM	87109	V	A1A	*11 8 PARADISE HEIGHTS UNIT 5
184	1010066109299210405	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE S UITE 102	ALBUQUERQUE	NM	87109	V	A1A	*5 14 PARADISE HEIGHTS UNIT 5
185	1010066122293210507	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE S UITE 102	ALBUQUERQUE	NM	87109	V	A1A	*7 14 PARADISE HEIGHTS UNIT 5
186	1010066166295211639	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE S UITE 102	ALBUQUERQUE	NM	87109	V	A1A	LT 7 BLK 7 PARADISE HEIGHTS UNIT 5 C ONT .2231 AC +/-
187	10100661	COLLATZ-	6300 JEFFERSON ST NE S UITE 102	ALBUQUERQUE	NM	87109	V	A1A	*8 14 PARADISE HEIGHTS UNIT 5

8 7	30291210 08	PICKARD LLC	SON ST NE S UITE 102	QUER QUE	M	09		A	
1 8 8	10100661 58252314 16	MOYA ANTHONY L & JULIE	6315 CORTE ALZIRA NW	ALBU QUER QUE	N M	871 14	R	A1 A	LT 46 SEVILLE SUBDIVISION UNIT 7 (BEIN G A REPLAT OF TRACTS B-2-B AND 1-B-1- F-1 SEVILLE) CONT .1147 AC
1 8 9	10100661 73257314 33	JOHNSON BRIAN D & DAVEENA C RO SALES	6304 CALLE VIZCAYA NW	ALBU QUER QUE	N M	871 14	R	A1 A	LT 29 SEVILLE SUBDIVISION UNIT 7 (BEIN G A REPLAT OF TRACTS B-2-B AND 1-B-1- F-1 SEVILLE) CONT .1377 AC
1 9 0	10100661 67259314 34	PESHLAKAI ELSIE	6308 CALLE VIZCAYA NW	ALBU QUER QUE	N M	871 14	R	A1 A	LT 28 SEVILLE SUBDIVISION UNIT 7 (BEIN G A REPLAT OF TRACTS B-2-B AND 1-B-1- F-1 SEVILLE) CONT .1148 AC
1 9 1	10100661 48262314 14	HERRERA JOSEPH LEONARD & VICKI RUTH	6323 CORTE ALZIRA NW	ALBU QUER QUE	N M	871 14	R	A1 A	LT 48 SEVILLE SUBDIVISION UNIT 7 (BEIN G A REPLAT OF TRACTS B-2-B AND 1-B-1- F-1 SEVILLE) CONT .3233 AC

OR CURRENT RESIDENT
100906639626140160
ALB TECHNICAL VOCATIONAL INST
525 BUENA VISTA DR SE
ALBUQUERQUE, NM 87106

Project# 1003684
101006602045520420
CAPITAL ALLIANCE INVESTMENTS
LLC
6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101006615033520917
COLLATZ INC
PO BOX 2010
CORRALES, NM 87048

OR CURRENT RESIDENT
101006616325031417
GARCIA AMADEO & EMILY
6309 CORTE ALZIRA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006614024431401
HERRERA-LAU DANIELLE T
6324 CORTE ALZIRA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006617325731433
JOHNSON BRIAN D & DAVEENA C
ROSALES
6304 CALLE VIZCAYA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006616226131435
MARQUEZ STEVE J & RHONDA M
JOHNSON
6312 CALLE VIZCAYA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006616725931434
PESHLAKAI ELSIE
6308 CALLE VIZCAYA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006619038021117
SALTILLO COMMUNITIES LLC
207 CARLISLE BLVD SE
ALBUQUERQUE, NM 87106

OR CURRENT RESIDENT
101006617428521146
WICKLIFFE DERICK L
10601 CALLE GANDIA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006617829521148
BEDER JOEL D
5399 PLAYA VISTA DR APT E408
LOS ANGELES, CA 90094

OR CURRENT RESIDENT
101006605039320508
CHOY PON YIP & KAM CHING
42 WALKER AVE
EDISON, NJ 08820 3137

OR CURRENT RESIDENT
101006608833220725
COLLATZ-PICKARD LLC
6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101006615526031415
GONZALES PAUL D & AMANDA K
6319 CORTE ALZIRA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006614231220920
HOGSTROM JAN
11901 CARMEL NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
101006610024030203
KAPURANIS FRANK T & MATIA
8691 E BRIARWOOD BLVD
CENTENNIAL, CO 80112

OR CURRENT RESIDENT
101006603728030201
MONAHITI LLC
5321 MENAUL BLVD NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
100906651642010105CA
PUBLIC SERVICE COMPANY OF NEW
MEXICO
414 SILVER SW
ALBUQUERQUE, NM 87103

OR CURRENT RESIDENT
101006617930021149
SOMMERS WILLIAM G & TRACEY S
YOUNG
10611 CALLE GANDIA NW
ALBUQUERQUE, NM 87114

Project# 1003684
MARK GOODWIN & ASSOCIATES
PO BOX 90606
ALBUQUERQUE, NM 87199

OR CURRENT RESIDENT
101006606531520401
C & W LAND DEVELOPEMENT
ENTERPRISES INC
8910 ADAMS NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101006617628921147
CLAUSEN ERIKA K
10605 CALLE GANDIA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100906650034610110
DILLER RICHARD L & DEBRA L
13104 SANDSTONE PL NE
ALBUQUERQUE, NM 87111 4316

OR CURRENT RESIDENT
101006614826231414
HERRERA JOSEPH LEONARD & VICKI
RUTH
6323 CORTE ALZIRA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006619532221150
JD HOME BUILDER CORPORATION
PO BOX 90218
ALBUQUERQUE, NM 87199

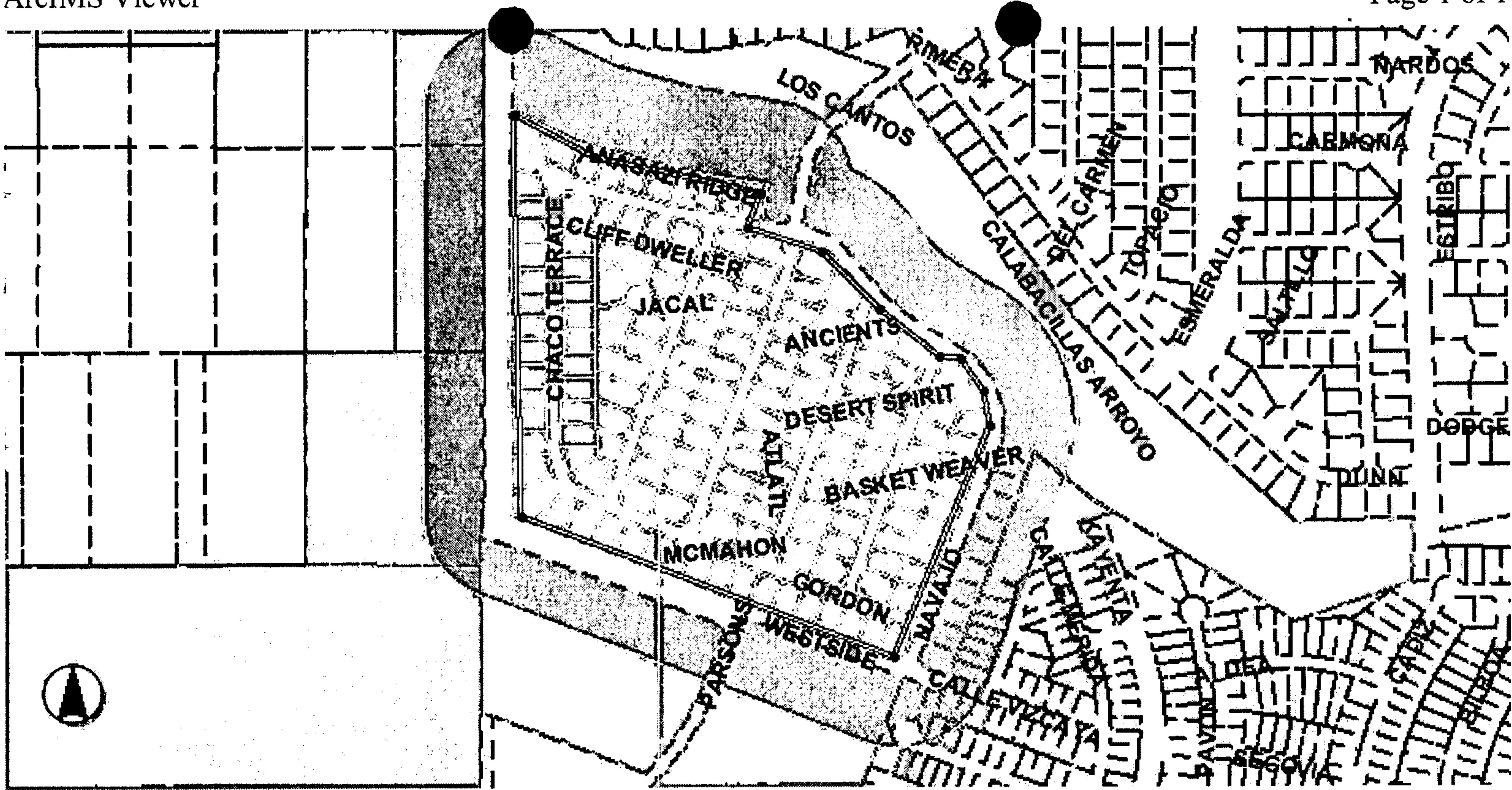
OR CURRENT RESIDENT
101006616927221143
KRAFT KEITH A & SCHULTZ
KATHRINE L
10523 CALLE GANDIA NW
ALBUQUERQUE, NM 87114

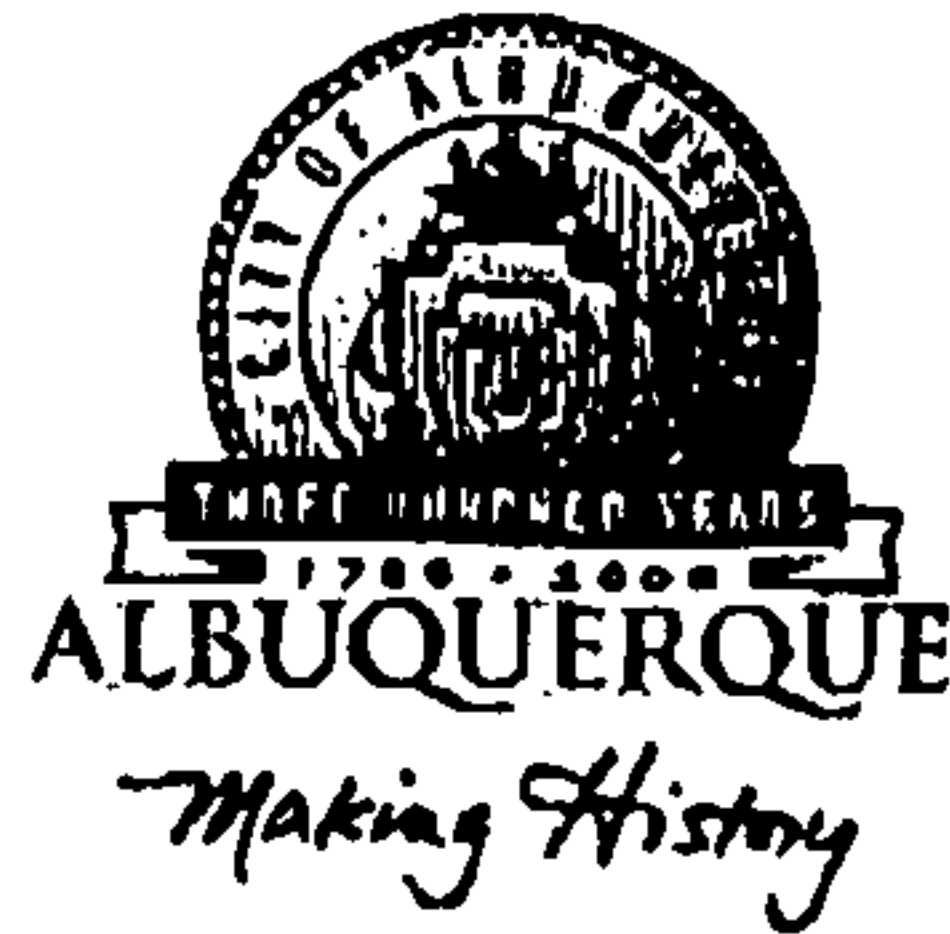
OR CURRENT RESIDENT
101006615825231416
MOYA ANTHONY L & JULIE
6315 CORTE ALZIRA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006617228021145
RUIZ ROY D JR & ANNETTE M
10531 CALLE GANDIA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006617127621144
VERNON GUY C & CHERYL
10527 CALLE GANDIA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006614624031402
YOU NANCY
9231 ADOLPHIA ST
SAN DIEGO, CA 92129





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

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

February 12, 2008

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on February 12, 2008:

CONTACT NAME: SUSAN RASINSKI
COMPANY OR AGENCY: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539

contacted the Office of Neighborhood Coordination 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 **ANASAZI RIDGE, UNIT 1** zone map **A-10**.

Our records indicate that as of February 12, 2008, there were no Neighborhood and/or Homeowner Associations in this area.

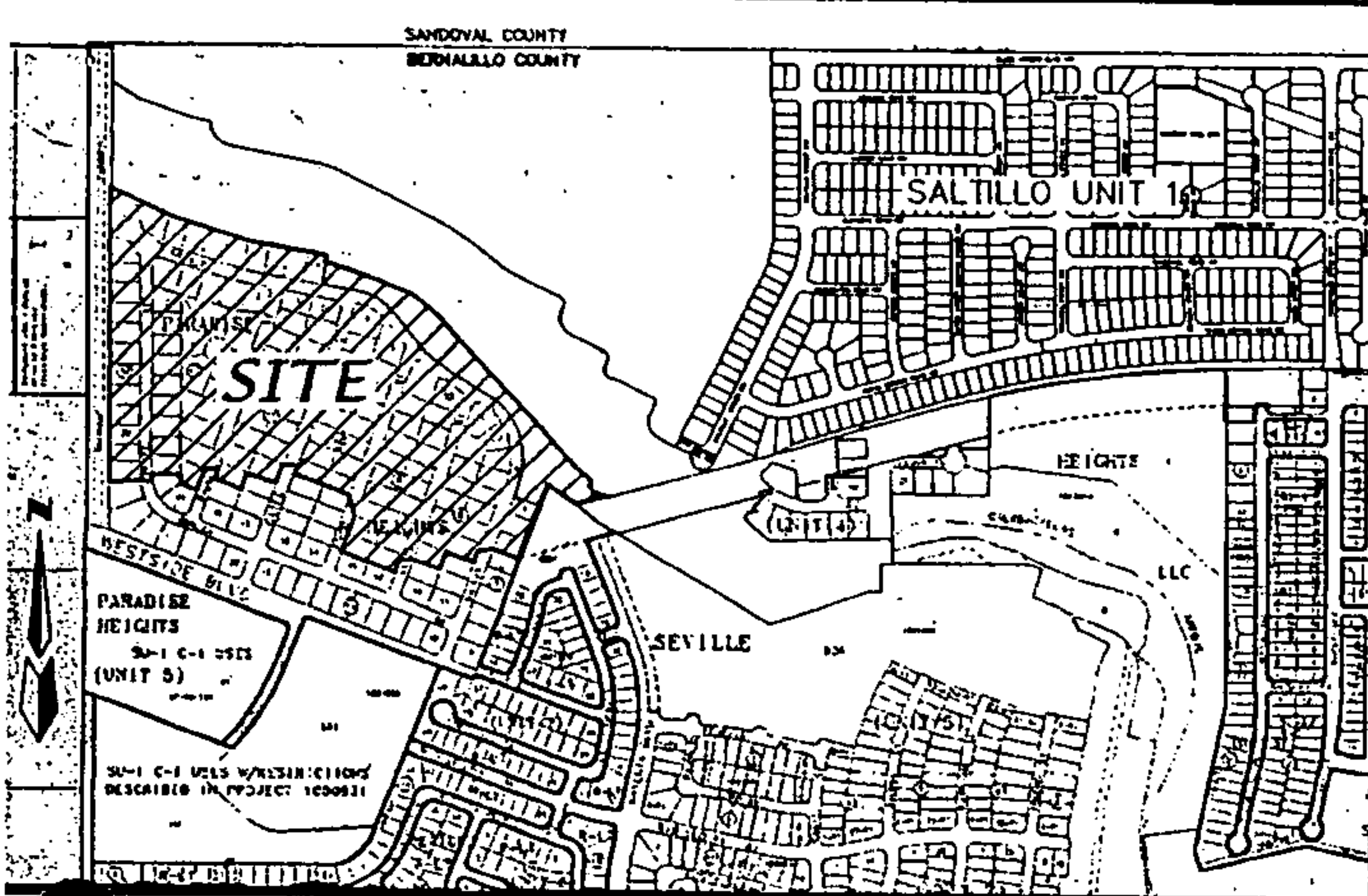
If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnmaform(02/12/08)



LOCATION MAP

ZONE ATLAS A-10-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage	40.3491 Ac.
Zone Atlas No.	A-10-Z
No. of Existing Tracts/Lots	3 Tracts/120 Lots
No. of Tracts/Lots/Parcels created	11 Tracts/191 Lots
No. of Lots/Tracts eliminated	3 Tracts/120 Lots
Miles of full width streets created	1.83
Miles of half width streets created	0.12
Right-of-Way area vacated	7.4294 Ac.
Street Area dedicated to the City of Albuquerque	11.7958 Ac.
Date of Survey	May, 2003
Utility Control Location System Log Number	2004082799
Zoning	R-1

FREE CONSENT AND DEDICATION:

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

OWNER: Capital Alliance Investments, LLC
A New Mexico Limited Liability Company

BY: Mike Marra 5/18/06
Mike Marra, Authorized Agent DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 18, 2006
By Mike Marra, Authorized Agent of Capital Alliance Investments, LLC, A New Mexico Limited Liability Company on behalf of said Company.

Amitha Mi 4-7-09
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS P, Q & R, SALTILLO UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 2006 in Book 2006C, Page 170; together with Lots 1 thru 3, Block 7; Lots 1 thru 8 and 14 thru 20, Block 8; Lots 1 thru 10, and 13 thru 22, Block 9; Lots 1 thru 9 and 18 thru 25, Block 10; Lots 1 thru 10 and 16 thru 24, Block 11; Lots 1 thru 16 and 19 thru 27, Block 12; and Lots 1 thru 22, Block 13 of PARADISE HEIGHTS, UNIT FIVE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1973 in Volume D5, Folio 111, together with all of Pratt Street N.W., and portions of Ramsey Street N.W., Gates Street N.W., Frost Street N.W., Mason Street N.W. and Navajo Drive N.W. and containing 40.3491 acres more or less. (See sheet 7 for metes and bounds description)

NOTES

(SEE SHEET 4)

PURPOSE OF PLAT

1. Subdivide 120 existing lots, 3 Tracts and vacated right-of-way into 191 Residential Lots and 11 Tracts.
2. Grant Easements as shown hereon.
3. Dedicate Right-of-Way as shown hereon.
4. Vacate easements and right-of-way as shown hereon.



OWNER: Collatz, Inc.
A New Mexico Corporation

BY: Arlan Collatz 5/18/06
Arlan Collatz, President DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 18, 2006
By Arlan Collatz, President of Collatz, Inc., A New Mexico Corporation on behalf of said Corporation.

Sharon L. Vickrey June 4, 2006
NOTARY PUBLIC MY COMMISSION EXPIRES



OWNER: Salttillo Communities, LLC
(Tracts P, Q and R Salttillo Unit 1)

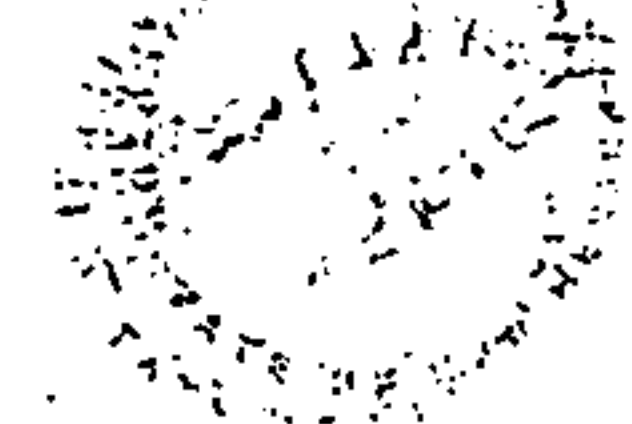
BY: Rex Wilson 5/23/06
Rex Wilson, Member DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 23, 2006
By Rex Wilson, Member of Salttillo Communities, LLC, A New Mexico Limited Liability Company on behalf of said Company.

Sherrill K. Repchowski May 23, 2007
NOTARY PUBLIC MY COMMISSION EXPIRES



PLAT FOR
ANASAZI RIDGE UNIT 1
UNIT 1
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMMP
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2006

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1003684

Application Number: 06DRB-00897

PLAT APPROVAL

Utility Approvals:

<u>Lead D. Munt</u>	6-20-06
PNM Electric Services	Date
<u>Lead D. Munt</u>	6-20-06
PNM Gas Services	Date
<u>Kate Cristler</u>	6-20-06
Qwest	Date
<u>Tommy Benson</u>	6-20-06
Comcast	Date
<u>[Signature]</u>	6-27-05
New Mexico Utilities, Inc.	Date

City Approvals:

<u>[Signature]</u>	6-19-06
City Surveyor	Date
<u>[Signature]</u>	6-28-06
Real Property Division	Date
<u>[Signature]</u>	6-28-06
Traffic Engineering, Transportation Division	Date
<u>Roger A. Shea</u>	6-28-06
Water Utility Department	Date
<u>Christina Sandoral</u>	6/28/06
Parks and Recreation Department	Date
<u>Barbara M. Magan</u>	6-28-06
AMAFA	Date
<u>Bradley L. Bingham</u>	6/28/06
City Engineer	Date
<u>[Signature]</u>	06/29/06
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION

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

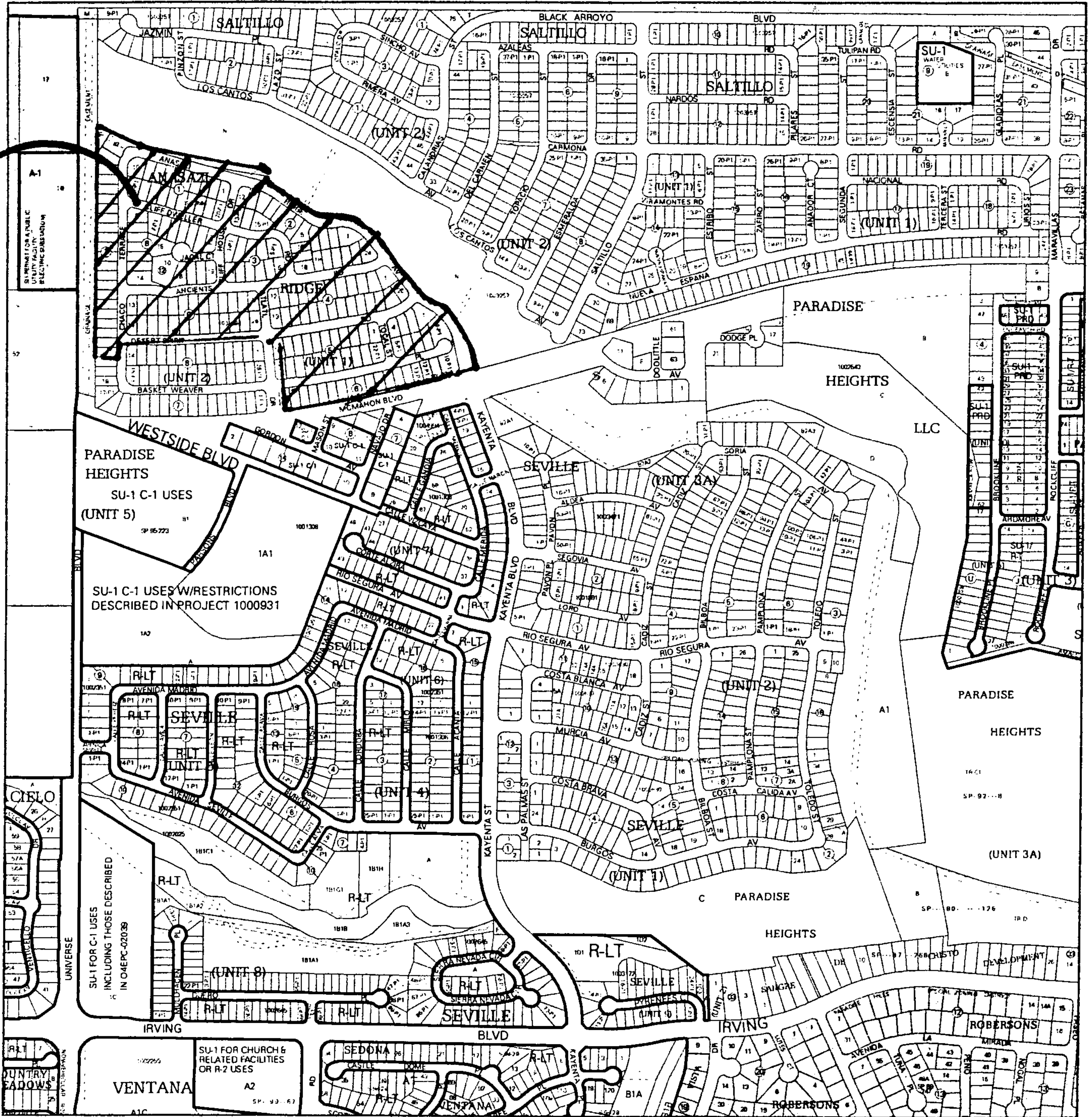
Timothy Aldrich 06-19-06
Timothy Aldrich, Registered Professional Land Surveyor DATE



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

SITE



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-10-Z

Selected Symbols

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

Map amended through: 1/4/2008



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

February 11, 2008

*Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103*

Re: *Anasazi Ridge, Unit 1 – 1003684*


Dear Mr. Cloud:

On behalf of our clients, Capital Alliance Investments, LLC and Collatz, Inc., and the requirements of the DPM we are submitting the following DRB application. We are requesting a 2-year extension of the SIA.

Please contact our office if you have any questions or comments.

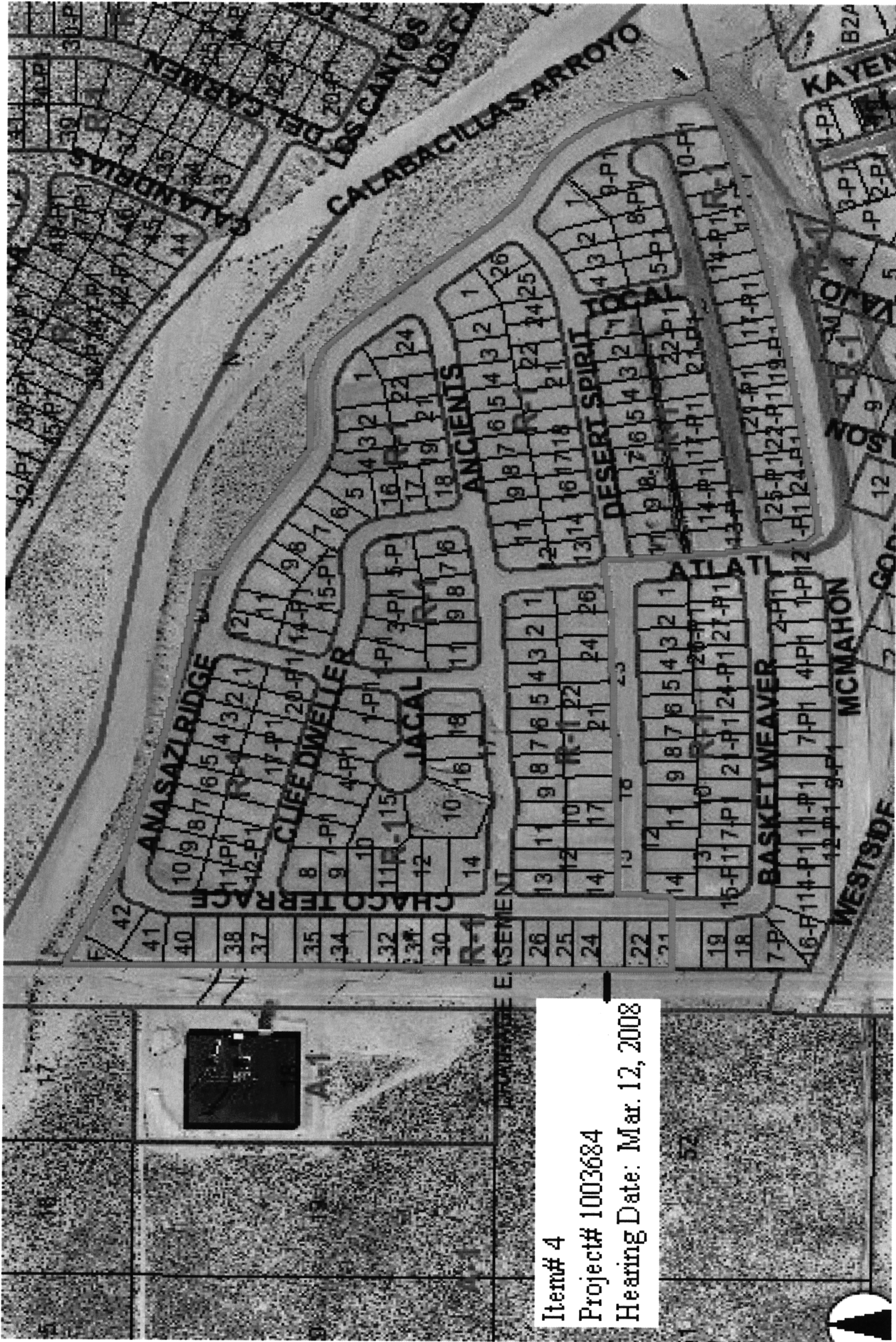
Sincerely,

MARK GOODWIN & ASSOCIATES, PA


Mark Goodwin, PE
Chief Executive Officer

DMG/sr

Attachments



Item# 4
Project# 1003684
Hearing Date: Mar. 12, 2008



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003684

AGENDA ITEM NO: 4

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request but this should be the last one.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ^{18-mo.} ; 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: March 12, 2008

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003684 AGENDA# 4 DATE: 3-12-08

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



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

March 12, 2008

Project# 1003684

08DRB-70074 - 2YEAR EXTENSION FOR SUBDIVISION IMPROVEMENTS

MARK GOODWIN AND ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENT/COLLATZ request(s) the above/ referenced action for **ANASAZI RIDGE Unit 1**, zoned R-1, located on MCMAHON BLVD NW BETWEEN ANASAZI RIDGE AVE NW AND WESTSIDE BLVD NW containing approximately 40.3491 acre(s). (A-10)

AMAFCA

No comments received

COG

McMahon Bd has been identified as a corridor for ITS implementation. Coordination with City representative on the ITS Subcommittee is recommended.

MPO Project ID #368.0 "McMahon Bd Extension" is a City of Albuquerque project to construct new 4 lane road, including bike lanes / trail. Funding for this project has been programmed for FY 2009. Coordination with DMD is recommended to insure development consistent with this project.

MPO Project ID #487.0 "Universe Bd Reconstruction and Widening" is a City of Albuquerque project to reconstruct and widen Universe from 2 lanes to 4. This project is privately funded. Coordination with DMD is recommended to insure adequate infrastructure for the adjacent land development and regional needs.

McMahon Bd has a functional classification of urban principal arterial east of Unser Bd. The area adjacent to the proposal site is presently classified as an urban local road. City may want to consider revising the functional classification of this facility as planned and built development advances. Universe Bd has a functional classification of urban minor arterial.

TRANSIT

No Adverse Comments.

ZONING ENFORCEMENT

No Adverse Comments.

NEIGHBORHOOD COORDINATION

Letters sent to: No Neighborhood/Homeowner Associations

APS

Anasazi Ridge Unit 1, is located on McMahon Blvd NW between Anasazi Ridge Blvd NW and Westside Blvd NW. The owner of the above property requests a 2 YR SIA for a development that will consist of 191 residential lots. This will impact Ventana Ranch Elementary School, James Monroe Middle School, and Cibola High School. Currently, all three schools are exceeding capacity.

Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available
264	Ventana Ranch	1,523	750	-773
490	James Monroe	1,519	1,417	-102
580	Cibola	2,614	2,575	-39

Volcano Vista High School has opened with a 9th grade academy in 2007. The remainder of the high school will open in 2008. Volcano Vista High School will relieve overcrowding at Cibola High School.

A new northwest middle school is planned to open in 2009. This will relieve overcrowding at James Monroe.

Two new elementary schools will open in 2009. These schools will relieve overcrowding at Ventana Ranch Elementary School.

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

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

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

POLICE DEPARTMENT

No Adverse Comments.

FIRE DEPARTMENT

No Adverse Comments.

**PNM ELECTRIC & GAS
APPROVED**

COMCAST

No comments received

QWEST

No comments received

ENVIRONMENTAL HEALTH

No comments received

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 the extension request but urges the applicant to finish this work ASAP in order to better protect the subdivision.
TRANSPORTATION DEVELOPMENT Additional information must be provided. What remains to be built? What is the timeline for the remaining improvements?
PARKS AND RECREATION No comments received
ABCWUA No comment, NMUI service area.
PLANNING DEPARTMENT Planning has no adverse comment on the proposed extension.

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

Cc: Capital Alliance Investment/Collatz – 6300 Jefferson NE # 120 – Albuquerque, NM 87109

Cc: Mark Goodwin & Associates PA – P.O. Box 90606 – Albuquerque, NM 87199

3684

DXF Electronic Approval Form

DRB Project Case #: 1003684

Subdivision Name: ANASAZI RIDGE UNIT 1A BLOCK 6 LOTS 10P1, 11P1 & 12P1

Surveyor: WILL PLOTNER JR

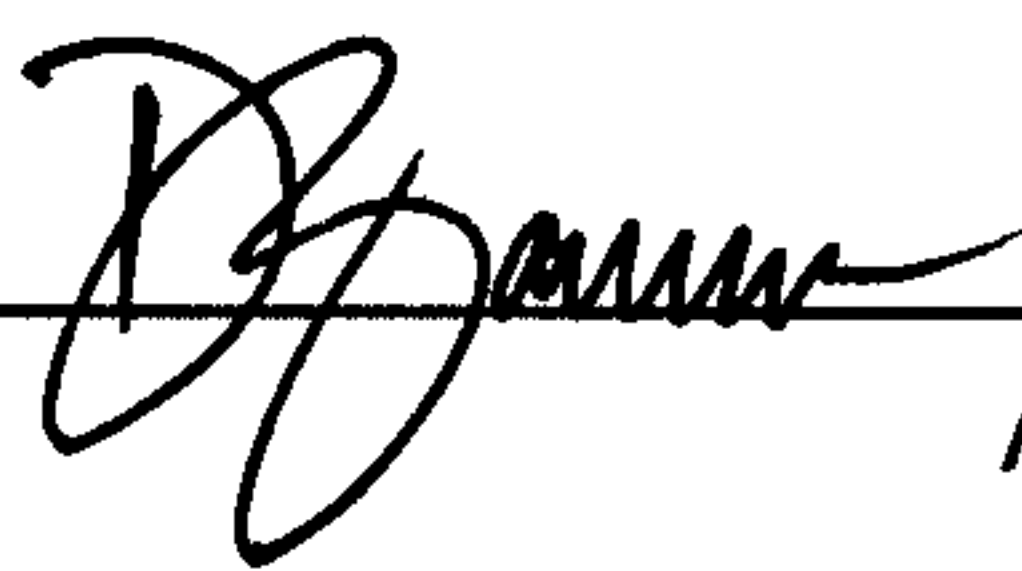
Contact Person: STEPHEN STASIEWICZ

Contact Information: 828-2200

DXF Received: 3/14/2007

Hard Copy Received: 3/14/2007

Coordinate System: NMSP Grid (NAD 27)


Approved

3.14.2007
Date

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

AGIS Use Only
Copied fc **3684** to agiscov on **3/14/2007** Contact person notified on **3/14/2007**

#13



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.: 07DRB-00136 (FP)
Project Name: ANASAZI RIDGE UNIT 2
Agent: Mark Goodwin & Associates PA

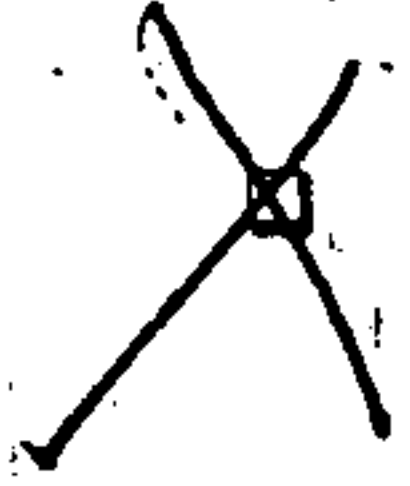
Project # 1003684
Phone No.: 828-2200

Your request for ~~(SDP for SUB)~~, (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/21/07 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): record plat
- _____
- _____
- _____

Project Number

1003684



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.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 21, 2007

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: 12:10 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 # 1005310**
07DRB-00083 Major-SiteDev Plan
BldPermit

GREGORY T HICKS & ASSOCIATES agent(s) for STEVE GRIEGO request(s) the above action(s) for all or a portion of Tract(s) 9-C, **RENAISSANCE CENTER**, zoned SU-1 FOR IP, located on CHAPPELL DR NE, between MISSION DR NE and RENAISSANCE BLVD NE containing approximately 1 acre(s). [REF: 06AA01769, DRB-96-495, V-96-110] (F-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PLAT SHOWING CROSS ACCESS EASEMENT LANGUAGE AND PLANNING FOR 15-DAY APPEAL PERIOD AND 3 COPIES.**

2. **Project # 1005346**
07DRB-00084 Major-Bulk Land Variance
07DRB-00085 Major-Vacation of Public
Easements
07DRB-00086 Minor-Prelim & Final Plat
Approval

CONSENSUS PLANNING INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK** and Tract(s) D & S, **DOUBLE EAGLE AIRPORT AND ADJACENT LANDS**, zoned SU-1 FOR AIRPORT & RELATED FACILITIES, located on PASEO DEL VOLCAN NW, between 1-40 and the CITY OF RIO RANCHO containing approximately 50 acre(s). [REF: 04DRB01505, 04DRB01506] [Deferred from 2/21/07] (F-6) **DEFERRED AT THE AGENT'S REQUEST TO 2/28/07.**

3. **Project # 1002739**
06DRB-01621 Major-Vacation of Public
Easements
06DRB-01622 Major-Vacation of Pub
Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] [Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07 & 2/7/07 & 2/21/07] (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 3/7/07.**

4. **Project # 1005273**
06DRB-01692 Major-Vacation of Pub
Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for MELLOY BROS ENTERPRISES INC request(s) the above action(s) for all or a portion of Block(s) 2, **PARIS ADDITION** & Block(s) 4, **ROMERO ADDITION**, zoned C-2, located on KINLEY AVE NW, between 5TH ST NW and 4TH ST NW containing approximately 1 acre(s). [Deferred from 1/3/07] (J-14) **WITHDRAWN AT THE AGENT'S REQUEST.**

5. **Project # 1000614**
06DRB-01670 Major-Vacation of Pub
Right-of-Way

TIERRA WEST LLC agent(s) for LA CUEVA OESTE HOMEOWNER'S ASSOCIATION request(s) the above action(s) for **LA CUEVA OESTE UNIT 4**, zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 05DRB-00982] [Deferred from 1/3/07 & 2/21/07] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/28/07.**

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.

6. **Project # 1001278**
07DRB-00150 Minor-SiteDev Plan
Subd/EPC
07DRB-00151 Minor-Vacation of Private
Easements
07DRB-00152 Minor-Prelim&Final Plat
Approval

CONSENSUS PLANNING INC AND SURV-TEK INC., agent(s) for PAT AND LILLIE MILLIGAN request(s) the above action(s) for all or a portion OF Tract 94, Town of Atrisco Grant, Unit 6, Lots A, B and a portion of C & D, Gonzales Family Lands, Tract H, Coors Plaza (to be known as **COORS TOWN CENTER**) zoned SU-1 FOR C-2 PERMISSIVE USES, located on COORS BLVD SW, between CENTRAL AVE SW and BRIDGE BLVD SW containing approximately 18 acre(s).[REF: 01EPC00747, 00748, 00749, 00750] [Russell Brito, EPC Case Planner] (K-10) **APPLICATION #07DRB-00152 WAS WITHDRAWN AT THE AGENT'S REQUEST. THE SITE PLAN FOR SUBDIVISION AND THE VACATION OF PRIVATE EASEMENTS WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1005237**
07DRB-00176 Minor-SiteDev Plan
Subd/EPC
07DRB-00177 Minor-SiteDev Plan Bldg
Permit/EPC
07DRB-00178 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for MARK 3S INC request(s) the above action(s) for all or a portion of east half of Lot(s) 9 and Lot(s) 10, Block(s) 20, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **TRACTS A & B, MARK 3S HOLLY DEVELOPMENT**) zoned SU-2 MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 2 acre(s).

REF:06DRB01758, 01759, 01760] [Carmen Marrone/Petra Morris, EPC Case Planner] (C-20) THE SITE PLAN FOR SUDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/21/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR RECORDING OF SANITARY SEWER MAINTENANCE AGREEMENT AND CITY ENGINEER FOR THE SIA AND 3 COPIES. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.

8. **Project # 1003794**
07DRB-00181 Minor-SiteDev Plan
Subd/EPC
07DRB-00182 Minor-SiteDev Plan Bldg
Permit/EPC
07DRB-00183 Minor-Prelim&Final Plat
Approval

PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as **VOLCANO POINT SHOPPING CENTER**) zoned SU-2 PCA, located on 98th ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] [**Maggie Gould, EPC Case Planner**] [*Deferred from 2/21/07*] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/7/07.**

9. **Project # 1005189**
07DRB-00089 Minor-SiteDev Plan
BldPermit/EPC

GARRETT SMITH LTD. agent(s) for LITTLE BROTHERS OF THE GOOD SHEPHERD request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 45, **PEREA ADDITION**, zoned SU-2/SU-1 for found. house & rel. act., located on MOUNTAIN RD NW, between 14TH ST NW and BROTHER MATHIAS PLACE NW containing approximately 1 acre(s). [REF: Z-89-100] [**Maggie Gould, EPC Case Planner**] [*Deferred from 2/7/07, 2/14/07 & Indef deferred on a no show 2/21/07*] (J-13) **INDEFINITELY DEFERRED ON A NO SHOW.**

10. **Project # 1005126**
07DRB-00065 Minor-SiteDev Plan
BldPermit/EPC

PCM agent(s) for MR DON GIBSON, PASTOR request(s) the above action(s) for all or a portion of Lot(s) 313, TOWN OF ATRISCO GRANT, UNIT 8 (to be known as **CENTRAL SEVENTH DAY ADVENTIST CHURCH**) zoned SU-1 FOR CHURCH AND PRIVATE SCHOOL, located on ESTANCIA DR NW, between MIAMI NW and JUNIPER NW containing approximately 5 acre(s). [REF: 06EPC01299] [**Maggie Gould, EPC Case Planner**] [*Deferred from 1/31/07*] (H-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/21/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES AND TO UTILITIES DEVELOPMENT FOR SEWER TAPPING PERMIT AND OPENING OF NEW ACCOUNTS.**

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

11. ~~Project # 1002315~~
07DRB-00168 Minor-Ext of SIA for Temp
Defer SDWK

BOHANNAN HOUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 13B, **WILDERNESS VILLAGE AT HIGH DESERT**, zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT PLACE NE containing approximately 73 acre(s). [REF:03DRB01651] (F-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEALKS WAS APPROVED.**

12. **Project # 1003762**
07DRB-00180 Minor-Subd Design (DPM)
Variance

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) PR, **CHELWOOD HILLS SUBDIVISION**, zoned R-LT residential zone, located on EASTDALE DR NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). (J-22) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

13. ~~Project # 1003684~~
07DRB-00136 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot 11, Block 9, Lots 10-17, Block 10, Lots 11-15, Block 11, Lots 17 & 18, Block 12, Lots 23-29, Block 13 and Lot 1, Block 14 and Tracts H, I, J and K, Paradise Heights, Unit 5 (to be known as **ANASAZI RIDGE, UNIT 2**) zoned R-1 and SU-1 / C-1, located on WESTSIDE BLVD NW, between UNIVERSE NW and KAYENTA NW containing approximately 11 acre(s). [REF: 06DBR00327, 06DRB00326] (A-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

14. **Project # 1005380**
07DRB-00174 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for EAST ROAD CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-A, **BROADWAY INDUSTRIAL CENTER**, zoned SU-2 HM, located on BROADWAY BLVD SE, between SAN JOSE SE and BETHEL SE containing approximately 2 acre(s). [REF: DRB-99-08, S-99-06, V-99-06, DRB-99-300, V-99-98, DRB-97-271, DRB-99-100] (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project # 1002984**
07DRB-00161 Minor-Prelim&Final Plat Approval

ROBERT POWERS request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 2, **VOLCANO CLIFFS, UNIT 2**, zoned R-1, located on KIMBERLITE DR NW, between CLIFF RD NW and POPO NW containing approximately 1 acre(s). [REF: 06DRB-01386] (E-10) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR REASSESSMENT OF SAD AND PLANNING FOR REAL PROPERTY SIGNATURE AND TO RECORD.**

16. **Project # 1005261**
07DRB-00175 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for CITY OF ALBUQUERQUE C/O STUDIO SOUTHWEST request(s) the above action(s) for Lot(s) 1 & 2, Block(s) 2, Bratina Addition No. 2, Lot(s) 1-10, 19, 20 & 21 Franchini Addition and Lot(s) 1, Townes Addition (to be known as **TRACT 1, LANDS OF WESST CORPORATION**) zoned M-1 light manufacturing zone, located on BROADWAY BLVD and JOHN ST NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 2 acre(s). [REF: 06DRB01651, 06DRB01652] (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1002372**
07DRB-00179 Major-Final Plat Approval

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, Airport Unit, Town of Atrisco Grant (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLENRIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). (J-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

18. **Project # 1000462**
07DRB-00167 Minor-Prelim&Final Plat
Approval

JACK'S HIGH COUNTRY agent(s) for ARTHUR MORALES request(s) the above action(s) for all or a portion of Tract(s) A, **SPIRITUAL RENEWAL CENTER**, zoned SU-1 special use zone, located on COORS BLVD NW, between LA ORILLA RD NW and EAGLE RANCH RD NW containing approximately 5 acre(s). [REF: 00DRB00585, 00DRB00523] (D-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

19. **Project # 1004679**
07DRB-00071 Minor-Prelim&Final Plat
Approval

SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15B, ALVARADO GARDENS UNIT 2 (to be known as **CAMPBELL ESTATES**) zoned RA-2, W7 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and the RIO GRANDE RIVER containing approximately 2 acre(s). [REF: 06DRB00149] [*Deferred from 1/31/07 & 2/7/07 & 2/14/07*] (G-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/21/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/19/07 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: A SEPARATE PUE EASEMENT SHALL BE SHOWN ON THE FINAL PLAT. SHOW THE WATER METER EASEMENTS ON THE FINAL PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

20. **Project # 1004254**
06DRB-01569 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for CHARLES JAEGER request(s) the above action(s) for all or a portion of Lot(s) A-1, **ALVARADO GARDENS, UNIT 3**, zoned R-2 residential zone, located on VERANDA RD NW, between RIO GRANDE BLVD NW and GLENWOOD DR NW containing approximately 1 acre(s). [REF: 05DRB-00964] [*Indef deferred 11/8/06*] [*Deferred from 2/21/07*] (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/28/07.**

21. **Project # 1004901**
06DRB-00689 Minor- Final Plat Approval

WAYJOHN SURVEYING agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A-1, Block(s) 29, HUNING CASTLE ADDITION (to be known as **HUNING CASTLE TOWNHOMES**) zoned R-3, located on ALCALDE PLACE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). [*Was Indefinitely deferred 5/24/06 for grading and drainage plan and infrastructure list*] [*Deferred from 9/20/06 & 9/27/06 Indef deferred for SIA on 10/4/06*] (K-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

22. **Project # 1005254**
06DRB-01627 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GILBERT SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) 85, **LOS ALAMOS ADDITION**, zoned SU-1 FOR APT & OFFICE, located on 4TH ST NW, between PLACITAS RD NW and SANDIA RD NW containing approximately 1 acre(s). *[Indef deferred from 11/22/06]* (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR COMPLETION OF TAPPING PERMITS AND TRANSPORTATION DEVELOPMENT FOR PLACEMENT OF 4-FOOT SIDEWALKS ALONG PLACITAS.**

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

23. **Project # 1003857**
07DRB-00166 Minor-Sketch Plat or Plan

PRECISION SURVEYS INC agent(s) for MICHAEL A GONZALES request(s) the above action(s) for all or a portion of Block(s) E, Tract(s) A & B, **BARELAS COFFEE HOUSE**, zoned SU-2-NCR & SU-2/RT, located on SIMPIER LN SW, between 8TH ST SW and 4TH ST SW containing approximately 2 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1005389**
07DRB-00171 Minor-Sketch Plat or Plan

SCOTT SADLER request(s) the above action(s) for all or a portion of Tract(s) 7, Block(s) 0000, **LAS LOMITAS BUSINESS PARK**, zoned SU-1 for IP special use zone, located on CUESTA ABAJO CT NW, between EDITH BLVD NW and JEFFERSON BLVD NW containing approximately 2 acre(s). *[Was listed under Project #1002134 in error] [Indef deferred on a no show 2/21/07]* (D-16) **INDEFINITELY DEFERRED ON A NO SHOW.**

25. **Project # 1004617**
07DRB-00149 Minor-Sketch Plat or Plan

TONY GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 100, Block(s) A, **LA VICTORIA**, zoned C-2, located on BLUEWATER NW, between YUCCA NW and 56TH ST NW containing approximately 2 acre(s). [REF: 06DRB-00721] (J-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1005349**
07DRB-00097 Minor-Sketch Plat or Plan

ROLANDO PEREZ request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, Block(s) 8, **LOMA VERDE**, zoned R-2, located on SAN PABLO ST NE, between DOMINGO NE and CHICO NE containing approximately 1 acre(s). [Deferred from 2/14/07](K-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board Minutes for February 14, 2007. **THE DRB MINUTES FOR FEBRUARY 14, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:10 P.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 21, 2007
DRB Comments**

ITEM # 13

PROJECT # 1003684

APPLICATION # 07DRB-00136

RE: Anasazi Ridge, Unit 2/finalplat

Agent was called on 2/16/07 to bring in the rest of the filed APS agreement.

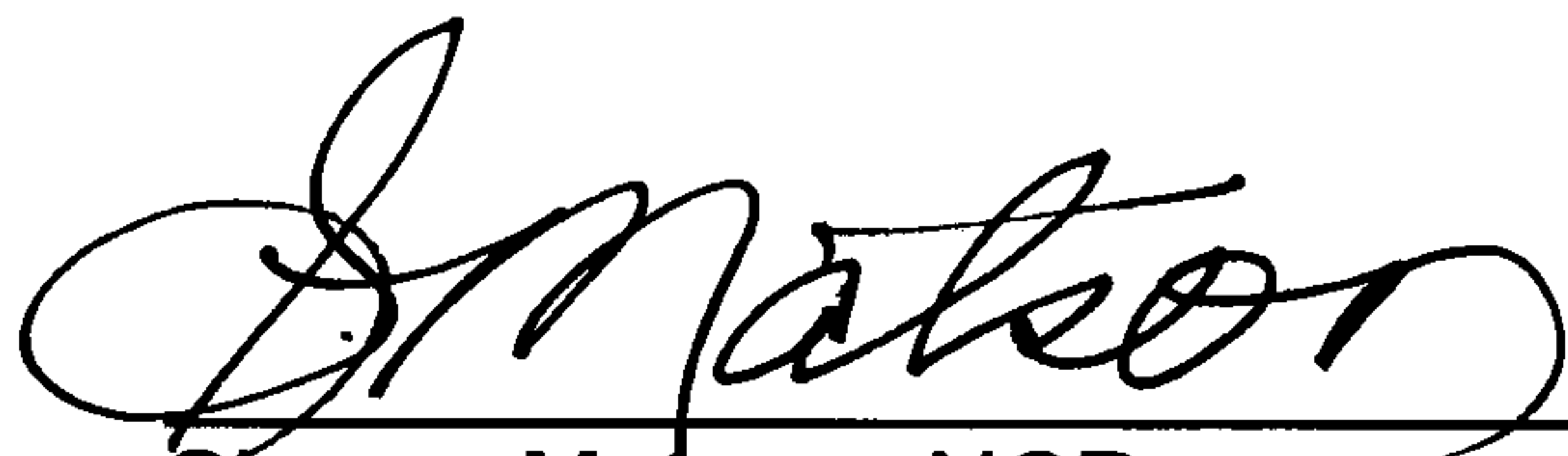
The preliminary plat approval occurred on June, 28,2007. At that time there were 2 conditions of final plat approval. One was that the APS Agreement form must be recorded & filed. It is.

The second one was that the roadway easements along the south half of McMahon Blvd must be in place. Was this condition met?

Is the same wall design approved for Unit 1 going to be used for this unit as well?

Planning will take delegation to record the plat.

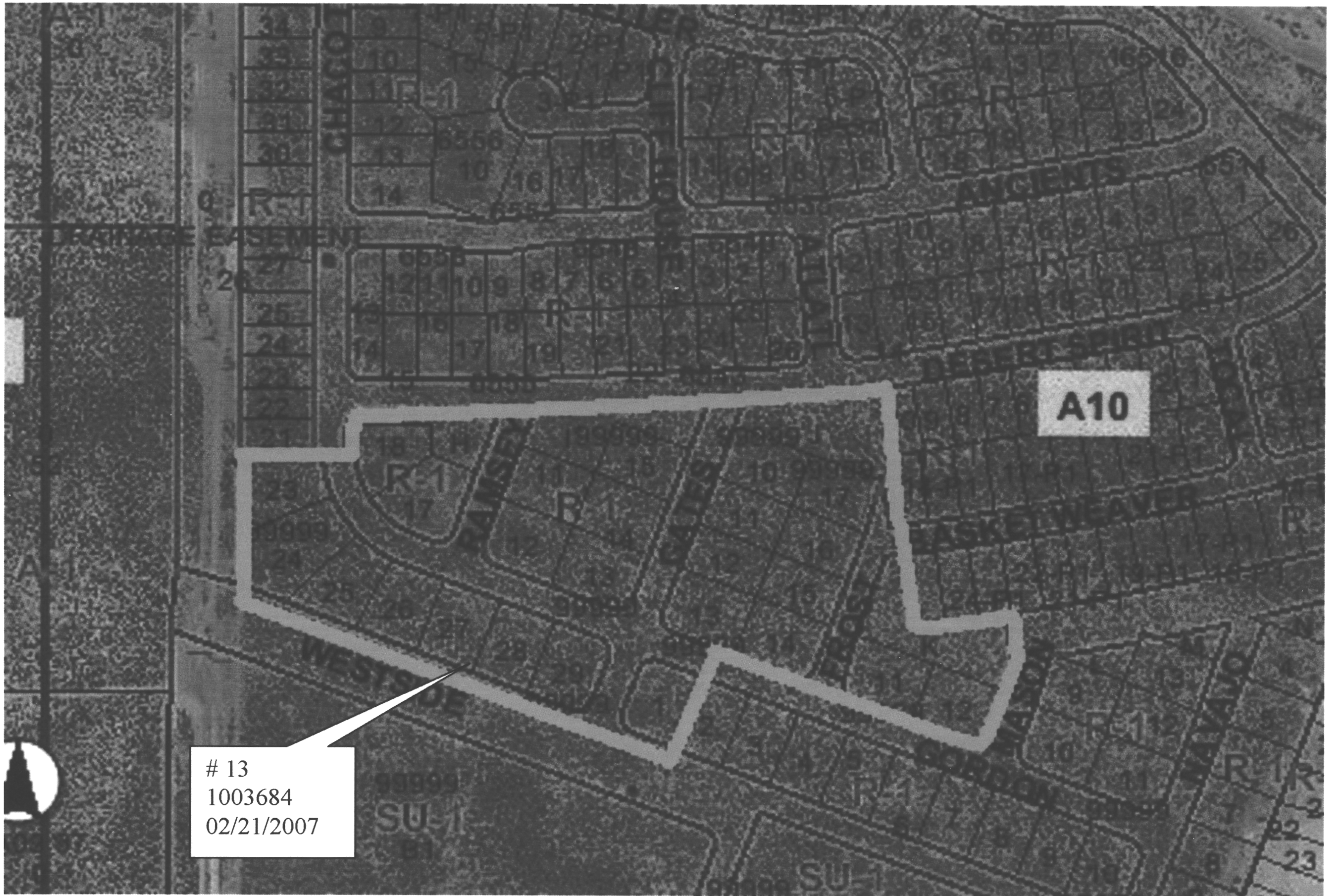
AGIS dxf is approved.



Sheran Matson, AICP

DRB Chair

924-3880 fax 924-3864 smatson@cabq.gov



13
1003684
02/21/2007

3684

DXF Electronic Approval Form

DRB Project Case #: 1003684

Subdivision Name: ANASAZI RIDGE UNIT 2

Surveyor: TIMOTHY ALDRICH

Contact Person: STEPHEN STASIEWICZ

Contact Information: 828-2200

DXF Received: 2/6/2007

Hard Copy Received: 2/6/2007

Coordinate System: NMSP Grid (NAD 83)


Approved

02-06-2007
Date

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

AGIS Use Only

Copied fc **3684**

to agiscov on **2/6/2007**

Contact person notified on **2/6/2007**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 28, 2006

2. Project # 1003684

06DRB-00776 Major-Preliminary Plat Approval
06DRB-00779 Major-Vacation of Pub Right-of-Way
06DRB-00780 Major-Vacation of Public Easements
06DRB-00781 Minor-Sidewalk Variance
06DRB-00783 Minor-Temp Defer SDWK
06DRB-00782 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for CAPITAL ALLIANCE INVESTMENTS, LLC request(s) the above action(s) for Lot(s) 11, Block(s) 9, Lot(s) 10-17, Block(s) 10, Lot(s) 11-15, Block(s) 11, Lot(s) 17 & 18, Block(s) 12, Lot(s) 23-29, Block(s) 13, AND Lot(s) 1, Block(s) 14, AND Tract(s) H, I, J AND K, PARADISE HEIGHTS, UNIT 5, (to be known as **ANASAZI RIDGE, UNIT 2**) zoned R-1 AND SU-1/C-1, located on WESTSIDE NW between UNIVERSE NW and KAYENTA NW containing approximately 11 acre(s). [REF: 06DRB-00325, 06DRB-00326, 06DRB-00327] (A-10)

At the June 28, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 6/28/06 and approval of the grading plan engineer stamp dated 3/7/05 the preliminary plat was approved with the following conditions of final plat approval:

The roadway easements along the south half of McMahon Blvd NW shall be in place prior to final plat approval.

If the final plat is approved after 10-31-06 the subdivision must comply with City Council Resolution R-06-74 regarding Re-development Facility Fee Agreement with the Albuquerque Public Schools (APS).

The vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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



OFFICIAL NOTICE OF DECISION

PAGE 2

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.

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. The sidewalk waiver (06DRB-00782) was withdrawn at the agent's request.

If you wish to appeal this decision, you must do so by July 13, 2006, in the manner described below.

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

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

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

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

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.)

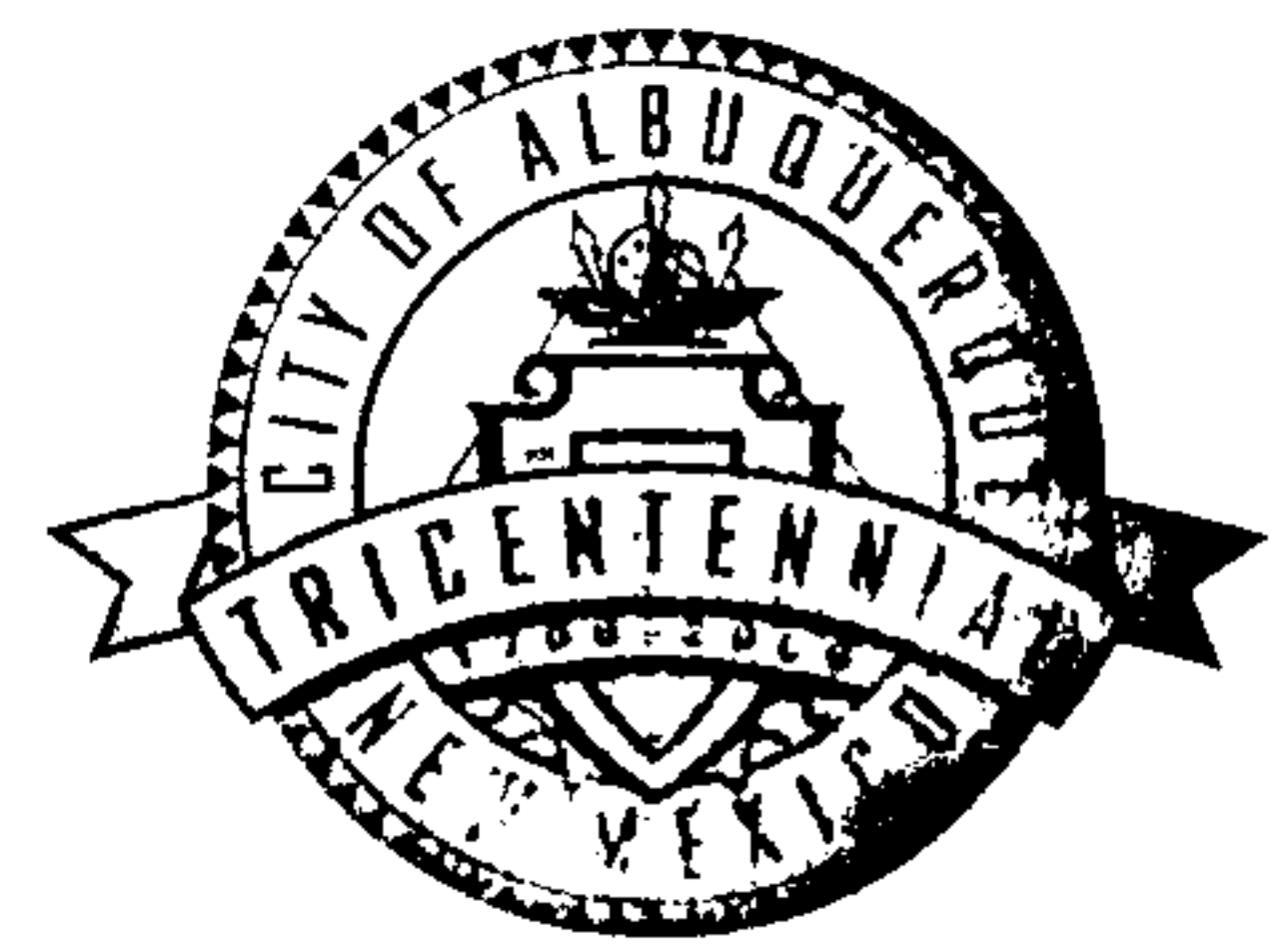
Sheran Matson, AICP, DRB Chair

Cc: Capital Alliance Investments LLC, 6300 Jefferson NE, Suite 102, 87109
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
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: 1003684 AGENDA#: 2 DATE: 6/28/06

1. Name: John MacKenzie MGA 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: _____



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003684

AGENDA ITEM NO: 2

SUBJECT:

Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat - Unit 2
Final Plat - Unit 1

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off of Unit 1.

An approved drainage report dated 3-7-05 is on file for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation request.

RESOLUTION:

signed I.L. unit 2
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: June 28, 2006



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 28, 2006

Project # 1003684

06DRB-00776 Major-Preliminary Plat Approval
06DRB-00779 Major-Vacation of Pub Right-of-Way
06DRB-00780 Major-Vacation of Public Easements
06DRB-00781 Minor-Sidewalk Variance
06DRB-00783 Minor-Temp Defer SDWK
06DRB-00782 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for CAPITAL ALLIANCE INVESTMENTS, LLC request(s) the above action(s) for Lot(s) 11, Block(s) 9, Lot(s) 10-17, Block(s) 10, Lot(s) 11-15, Block(s) 11, Lot(s) 17 & 18, Block(s) 12, Lot(s) 23-29, Block(s) 13, AND Lot(s) 1, Block(s) 14, AND Tract(s) H, I, J AND K, PARADISE HEIGHTS, UNIT 5, (to be known as **ANASAZI RIDGE, UNIT 2**) zoned R-1 AND SU-1/C-1, located on WESTSIDE NW between UNIVERSE NW and KAYENTA NW containing approximately 11 acre(s). [REF: 06DRB-00325, 06DRB-00326, 06DRB-00327] (A-10)

AMAFCA No objection to requested actions. AMAFCA will sign the Final Plat and plans for Calabacillas Arroyo improvements.

COG The Long Range Roadway System identifies access along Westside Blvd/McMahon Blvd consistent with the Westside/McMahon Corridor Plan with full access permitted at ½ mile intervals with right in right out permitted at ¼ mile intervals. Driveway spacing in the vicinity of the previously identified "Unit 16" allows for closer spacing at no closer than 400'. Site plan should be evaluated within these guidelines to ensure consistency with the approved access policy for this facility.

Transit

Transit suggests considering a future pedestrian connection to Universe. No objection to the requests.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination

No Association(s).

APS **Anasazi Ridge Subdivision, Unit 1**, is part of a larger project known as Anasazi Ridge. At full build out, Anasazi Ridge will consist of 191 single-family residential units. The proposed development will impact Ventana Ranch Elementary School, James Monroe Middle School, and Cibola High School. **All three schools are currently exceeding capacity.**

School	2006-07 Projections	2006-07 Capacity	Space Available
Ventana Ranch	1,130	850	-280
James Monroe	1,520	1,274	-246
Cibola	3,071	2,300	-771

A new northwest high is planned to open with a 9th grade academy in 2007 with the remainder of the school to open in 2008. The new high school will relieve overcrowding at Cibola High School.

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

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

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

Police Department No crime prevention or CPTED comments at this time.

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

Approved.

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

An approved drainage report is on file. No objection to the vacation request.

Transportation Development

The internal sidewalks are deferred not waived. The exhibit needs to reflect this condition. If Parks concurs, then no objection to use of a 10' trail in lieu of sidewalk along McMahan. Westside Boulevard will need to be rededicated in its entire width and constructed. (Lots 13 thru 17 are affected). Sidewalk width is missing on Basketweaver. Are any turn bays required on McMahan @ Atlatl? Where are the improvements to tie into Universe? Universe may need to be tied to the south. Are the sidewalks on Desert Spirit going to be deferred? Roadway easements on McMahan are need along the south side for the triangles that encroach into the 78' section.

Parks & Recreation If development is subject to impact fees, that policy will be followed, if not subject to impact fees, Park Dedication fees will be paid.

Who will maintain the trail? Is it a requirement of Open Space, it is not specified in the Trails and Bikeways Facility Master Plan. Defer to affected agencies regarding vacations. No objection to the sidewalk request.

Utilities Development

No objection to Vacation requests. No objection to Preliminary Plat, but need infrastructure list signed by NMUI. No objection to Sidewalk waiver or deferral.

Planning Department

The walls are already approved. No objection to the preliminary plat or related actions once we receive the sidewalk and vacation exhibits.

✓
OK.

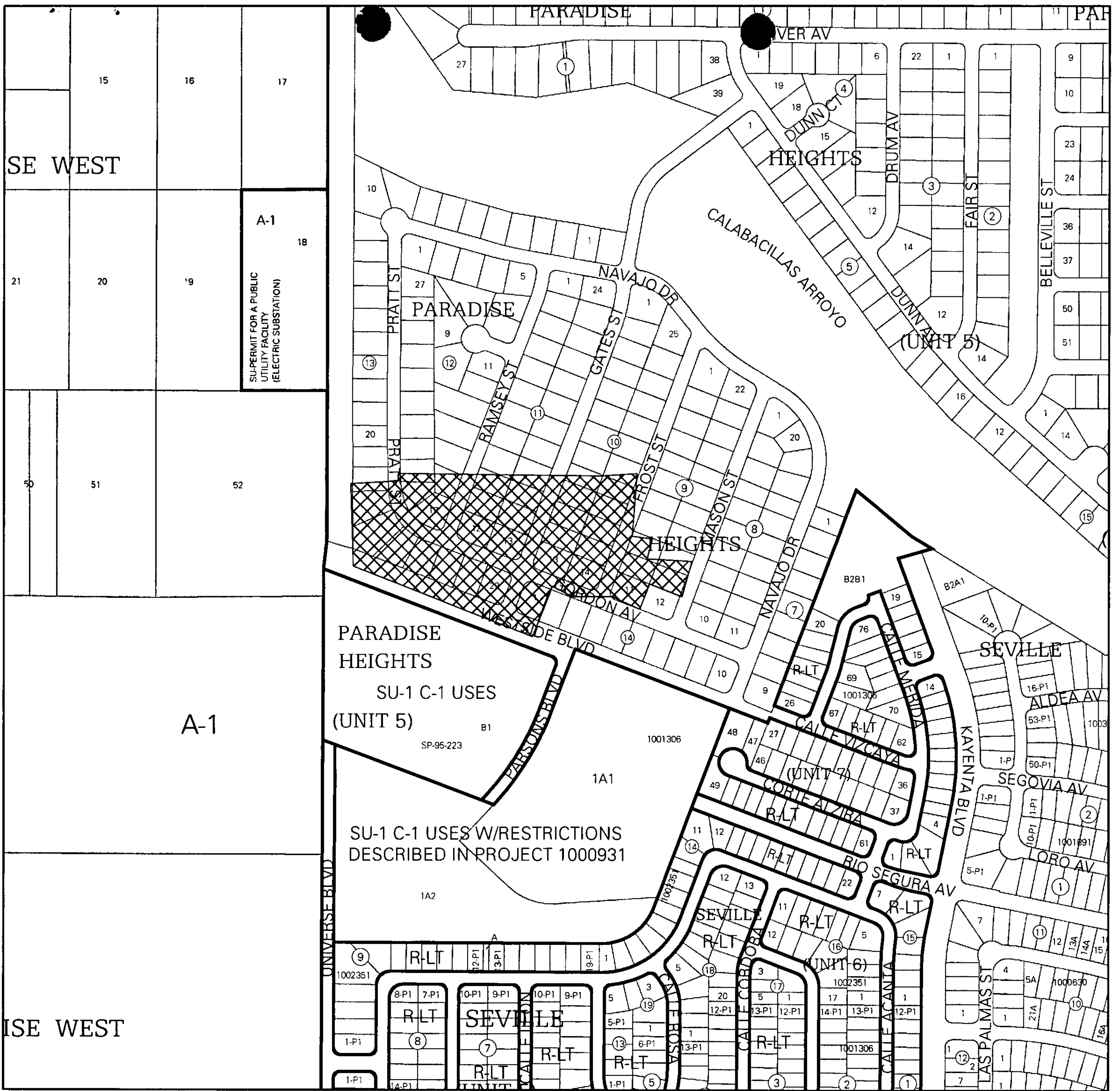
Impact Fee Administrator

No comment on proposed vacation(s). Impact Fees will not be required at this time; however, construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$5,387 if a permit is obtained prior to December 29, 2006 and \$8,041 thereafter.

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

cc:Capital Alliance Investments LLC, 6300 Jefferson NE, Suite 102, 87109

Mark Goodwin & Associates PA, P.O. Box 90606, 87199



ZONING MAP

Note: Grey shading indicates County.



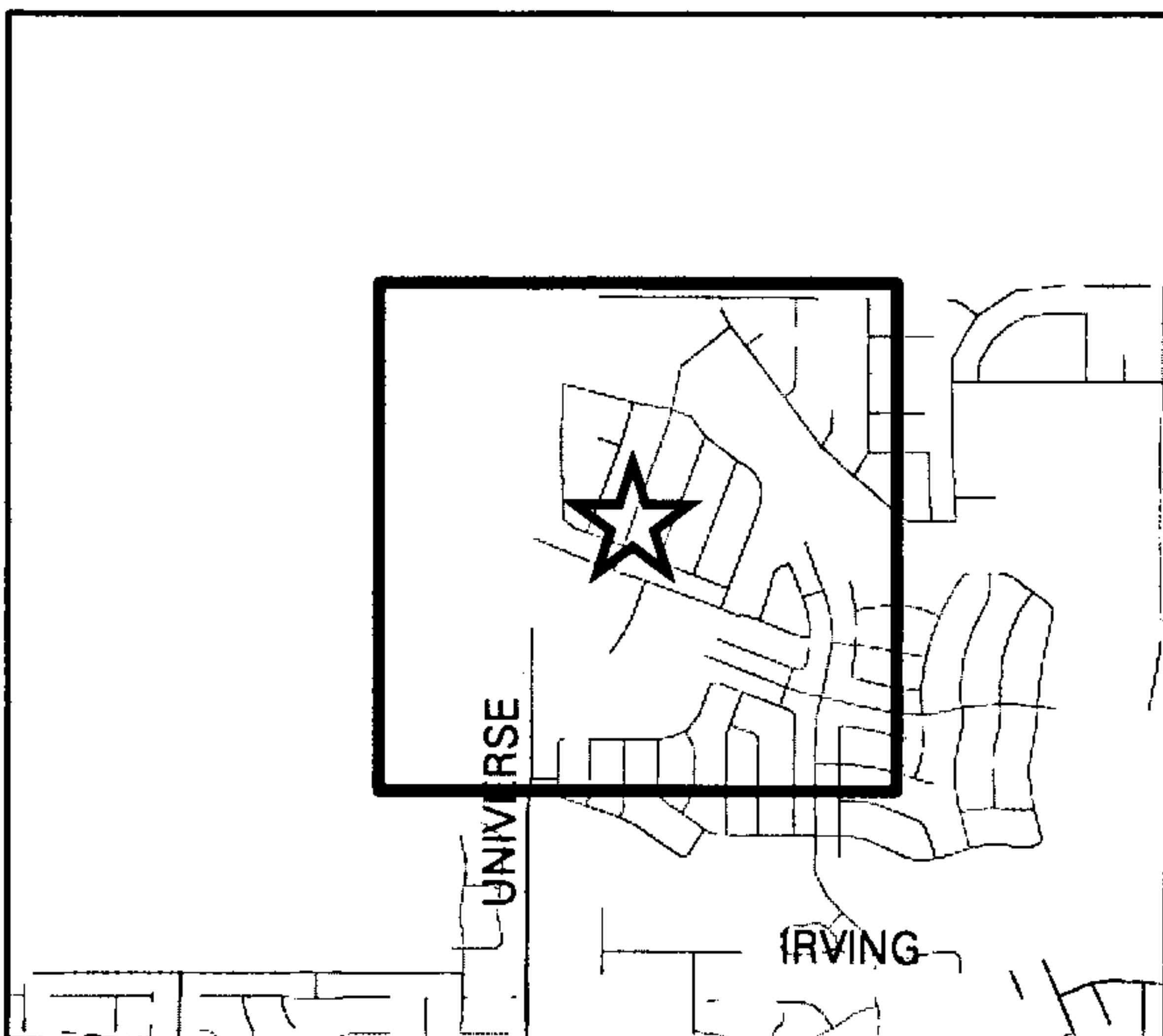
1 inch equals 500 feet

Project Number:
1003684

Hearing Date:
6/28/06

Zone Map Page:
A-10

Additional Case Numbers:
06DRB-00776 06DRB-00779
06DRB-00780 06DRB-00781
06DRB-00782 06DRB-00783





**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, June 28, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004803

06DRB-00771 Major-Vacation of Public Easements
06DRB-00772 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4 and the northerly 25-feet of Lot(s) 5, Tract(s) 53 of Los Blancos Addition and a portion of Tract(s) 5, TOWN OF ATRISCO GRANT, zoned R-T residential zone, located on 75TH ST SW, between CENTRAL AVE SW and VOLCANO SW containing approximately 1 acre(s). [REF: 06DRB-00720, 06DRB-00445] (K-10)

Project # ~~1003684~~

06DRB-00776 Major-Preliminary Plat Approval
06DRB-00779 Major-Vacation of Pub Right-of-Way
06DRB-00780 Major-Vacation of Public Easements
06DRB-00781 Minor-Sidewalk Variance
06DRB-00783 Minor-Temp Defer SDWK
06DRB-00782 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for CAPITAL ALLIANCE INVESTMENTS, LLC request(s) the above action(s) for Lot(s) 11, Block(s) 9, Lot(s) 10-17, Block(s) 10, Lot(s) 11-15, Block(s) 11, Lot(s) 17 & 18, Block(s) 12, Lot(s) 23-29, Block(s) 13, AND Lot(s) 1, Block(s) 14, AND Tract(s) H, I, J AND K, PARADISE HEIGHTS, UNIT 5, (to be known as **ANASAZI RIDGE, UNIT 2**) zoned R-1 AND SU-1/C-1, located on WESTSIDE NW between UNIVERSE NW and KAYENTA NW containing approximately 11 acre(s). [REF: 06DRB-00325, 06DRB-00326, 06DRB-00327] (A-10)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call 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, JUNE 12, 2006.

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**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: JUNE 28, 2006
Zone Atlas Page: A-10-Z
Notification Radius: 100 Ft.

Project# 1003684
App#06DRB-00776
App#06DRB-00779
App#06DRB-00780
App#06DRB-00781
App#06DRB-00782
App#06DRB-00783

Cross Reference and Location: WESTSIDE NW BETWEEN UNIVERSE NW AND
KAYENTA NW

Applicant: CAPITAL ALLIANCE INVESTMENTS, LLC
Address: 6300 JEFFERSON NE SUITE 102
ALBUQUERQUE, NM 87109

Agent: MARK GOODWIN & ASSOCIATES, PA
PO BOX 90606
ALBUQUERQUE, NM ~~87111~~
87199

Special Instructions:

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

Date Mailed: JUNE 9, 2006
Signature: YVONNE SAAVEDRA

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

PROJECT # 003684
APPLICATION # _____

PAGE 1 OF 6

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
A-10	1010066	078-309	210-01	✓ Dup
		086-307	02	✓ Dup ²
		094-305	03	✓ Dup ²
		100-302	04	✓ Dup ²
		109-299	05	✓ Dup
		115-296	06	✓ Dup ²
		122-293	07	✓ Dup ²
		130-291	08	✓ Dup ²
		139-288	09	✓ Dup ²
		146-285	10	✓ Dup ²
		065-315	204-01	✓ Dup ²
		056-318	02	✓ Dup ²
		049-320	03	✓ Dup ²
		039-324	04	✓ Dup ²
		030-327	05	✓ Dup ²
		022-333	06	✓ Dup ²

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

PROJECT # 1003684
APPLICATION # _____

PAGE 2 **OF** 6

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
A-10	1010066	020-342	204-07	✓ Dup ²
		020-351	08	✓ Dup ²
		020-360	09	✓ Dup ²
		020-368	10	✓ Dup ²
		020-377	11	✓ Dup ²
		020-384	12	✓ Dup ²
		037-388	205-22	✓ Dup ²
		037-380	23	✓ Dup ²
		037-372	24	✓ Dup ²
		037-364	25	✓ Dup ²
		037-358	26	✓ Dup ²
		037-348	27	✓ Dup ²
		042-341	01	✓ Dup ²
		157-334	206-01	✓ Dup ²
		168-330	02	✓ Dup ²
		061-342	24	✓ Dup ²

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

PROJECT # 1003684
APPLICATION # _____

PAGE 3 **OF** 6

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
A-10	1010066	063-350	206-23	✓ Dup ²
		067-359	22	✓ Dup ²
		070-367	21	✓ Dup ²
		072-375	20	✓ Dup ²
		171-338	03	✓ Dup ²
		175-347	04	✓ Dup ²
		177-355	05	✓ Dup ²
		180-363	06	✓ Dup ²
		183-372	07	✓ Dup ²
		048-352	205-02	✓ Dup ²
		049-362	03	✓ Dup ²
		050-371	04	✓ Dup ²
		052-380	05	✓ Dup ²
		085-325	207-01	✓ Dup ²
		088-332	25	✓ Dup ²
		090-340	24	✓ Dup ²

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

PROJECT # 1003684
APPLICATION # _____

PAGE 4 **OF** 6

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
A-10	1010066	092-347	207-23	✓ Dup ^o
		097-355	22	✓ Dup ^o
		099-362	21	✓ Dup ^o
		101-369	20	✓ Dup ^o
		096-320	02	✓ Dup ^o
		099-328	03	✓ Dup ^o
		101-335	04	✓ Dup ^o
		105-344	05	✓ Dup ^o
		107-351	06	✓ Dup ^o
		110-359	07	✓ Dup ^o
		113-365	08	✓ Dup ^o
		113-314	208-01	✓ Dup ^o
		115-322	22	✓ Dup ^o
		118-330	21	✓ Dup ^o
		120-337	20	✓ Dup ^o
		123-345	19	✓ Dup ^o

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

PROJECT # 1003684
APPLICATION # _____

PAGE 5 **OF** 6

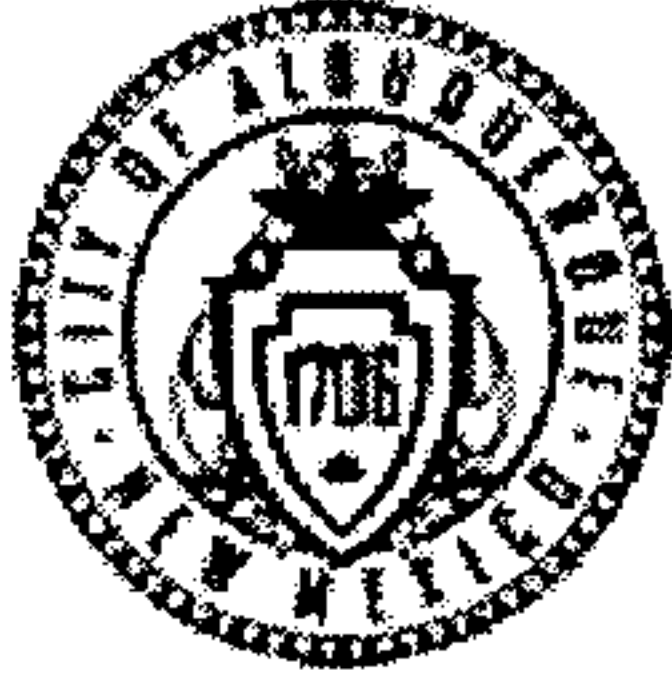
ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
A-10	1010066	126-352	208-18	✓ Dup ²
		129-360	17	✓ Dup ²
		140-355	08	✓
		137-348	07	✓ Dup ²
		134-340	06	✓ Dup ²
		131-334	05	✓ Dup ²
		129-325	04	✓ Dup ²
		126-318	03	✓ Dup ²
		123-310	02	✓ Dup ²
		139-305	209-01	✓ Dup ²
		150-300	02	✓ Dup ²
		142-312	20	✓
		145-320	19	✓ Dup ²
		148-327	18	✓ Dup ²
		150-335	17	✓ Dup ²
		153-343	16	✓ Dup ²

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

PROJECT # 1003684
APPLICATION # _____

PAGE 6 **OF** 6

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
A-10	1010066	152-309	209-03	✓ COA
		156-316	04	✓ Dup ²
		158-323	05	✓ Dup ²
		161-330	06	✓ Dup ²
		165-338	07	✓ Dup ²
		100-240	302-03	✓
		037-280	01	✓
	1009066	500-346	101-10	✓
		396-261	401-60	✓
	1010066	037-210	302-02	✓
		020-392	204-13	✓ Dup ²
		050-393	205-08	✓
		059-387	06	✓ Dup ²
		060-394	07	✓ Dup ²
		075-383	206-19	✓ Dup ²
		187-380	08	✓ Dup ²



mainframe@coa1mp3.ca
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To
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 Subject

1	RECORDS	WITH	LABELS	PAGE
1				
01010066	***	THIS	UPC	CODE
0101006607830921001	LEGAL: 1 14	PAR	ADISE	HEIGHTS
LAND USE:				
	PROPERTY	ADDR:	00000	N/A
	OWNER	NAME:	C & W	LAND
	OWNER	ADDR:	08910	ADAMS
ALBUQUERQUE NM	87113			NE
0101006608630721002	LEGAL: 2 14	PAR	ADISE	HEIGHTS
LAND USE:				
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	OWNER	NAME:	C & W	LAND
	OWNER	ADDR:	08910	ADAMS
ALBUQUERQUE NM	87113			NE
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LAND USE:				
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	OWNER	ADDR:	08910	ADAMS
ALBUQUERQUE NM	87113			NE
0101006610030221004	LEGAL: 4 14	PAR	ADISE	HEIGHTS
LAND USE:				
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ALBUQUERQUE NM	87113			NE
0101006610929921005	LEGAL: 5 14	PAR	ADISE	HEIGHTS
LAND USE:				
	PROPERTY	ADDR:	00000	N/A
	OWNER	NAME:	COLLATZ-PICKARD	LLC
	OWNER	ADDR:	06300	JEFFERSON
ALBUQUERQUE NM	87109			ST NE
0101006611529621006	LEGAL: 6 14	PAR	ADISE	HEIGHTS
LAND USE:				
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	OWNER	NAME:	COLLATZ-PICKARD	LLC
	OWNER	ADDR:	06300	JEFFERSON
ALBUQUERQUE NM	87109			ST NE
0101006612229321007	LEGAL: 7 14	PAR	ADISE	HEIGHTS
LAND USE:				
	PROPERTY	ADDR:	00000	N/A
	OWNER	NAME:	COLLATZ-PICKARD	LLC
	OWNER	ADDR:	06300	JEFFERSON
ALBUQUERQUE NM	87109			ST NE
0101006613029121008	LEGAL: 8 14	PAR	ADISE	HEIGHTS
LAND USE:				
	PROPERTY	ADDR:	00000	N/A
	OWNER	NAME:	COLLATZ-PICKARD	LLC
	OWNER	ADDR:	06300	JEFFERSON
ALBUQUERQUE NM	87109			ST NE

PAGE 2

0101006613928821009	LEGAL: 9 14 PAR ADISE HEIGHTS UNIT 5	
LAND USE:	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: COLLATZ-PICKARD LLC	
	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM	87109	
0101006614628521010	LEGAL: 10 1 4 PA RADISE HEIGHTS UNIT 5	
LAND USE:	PROPERTY ADDR: 00000 N/A	
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	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM	87109	
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LAND USE:	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: C & W LAND DEVELOPEMENT ENTERP	
	OWNER ADDR: 08910 ADAMS	NE
ALBUQUERQUE NM	87113	
0101006605631820402	LEGAL: 28 1 3 PA RADISE HEIGHTS UNIT 5	
LAND USE:	PROPERTY ADDR: 00000 N/A	
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	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM	87109	
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LAND USE:	PROPERTY ADDR: 00000 N/A	
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	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM	87109	
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ALBUQUERQUE NM	87109	
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ALBUQUERQUE NM	87109	
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CORRALES NM	87048	
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LAND USE:	PROPERTY ADDR: 00000 N/A	
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	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM	87109	

0101006602035120408	LEGAL: 22 1 3 PA RADISE HEIGHTS UNIT 5	
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	OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L	
	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM	87109	
0101006602036020409	LEGAL: 21 1 3 PA RADISE HEIGHTS UNIT 5	
LAND USE:		
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	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM	87109	
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	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM	87109	
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ALBUQUERQUE NM	87109	
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LAND USE:		
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	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM	87109	
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	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM	87109	
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LAND USE:		
	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L	
	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM	87109	

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0101006603735820526	LEGAL: 19 1 2 PA RADISE HEIGHTS UNIT 5	
LAND USE:		
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ALBUQUERQUE NM	87109	
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ALBUQUERQUE NM	87109	
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	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM	87109	
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LAND USE:		
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	OWNER NAME: COLLATZ-PICKARD LLC	
	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM	87109	
0101006606335020623	LEGAL: 10 1 1 PA RADISE HEIGHTS UNIT 5	
LAND USE:		
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	OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L	
	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM	87109	
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LAND USE:		
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	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM	87109	
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LAND USE:		
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	OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L	
	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM	87109	

PAGE 5

0101006607237520620	LEGAL: 7 11 PAR ADISE HEIGHTS UNIT 5	
LAND USE:		
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ALBUQUERQUE NM	87109	
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ALBUQUERQUE NM	87109	
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ALBUQUERQUE NM	87109	
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ALBUQUERQUE NM	87109	
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LAND USE:		
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	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM	87109	
0101006605037120504	LEGAL: 14 1 2 PA RADISE HEIGHTS UNIT 5	
LAND USE:		
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	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM	87109	

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0101006605238020505 LAND USE:	LEGAL: 13 1 2 PA RADISE HEIGHTS UNIT 5	
	PROPERTY ADDR: 00000	
	OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L	
	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM 0101006608532520701 LAND USE:	87109 LEGAL: 13 1 0 PA RADISE HEIGHTS UNIT 5	
	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: COLLATZ-PICKARD LLC	
	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM 0101006608833220725 LAND USE:	87109 LEGAL: 12 1 0 PA RADISE HGTS UNIT 5	
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ALBUQUERQUE NM 0101006609034020724 LAND USE:	87109 LEGAL: 11 1 0 PA RADISE HGTS UNIT 5	
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	OWNER NAME: COLLATZ-PICKARD LLC	
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ALBUQUERQUE NM 0101006609735520722 LAND USE:	87109 LEGAL: 9 10 PAR ADISE HGTS UNIT 5	
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ALBUQUERQUE NM 0101006609936220721 LAND USE:	87109 LEGAL: 8 10 PAR ADISE HGTS UNIT 5	
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ALBUQUERQUE NM 0101006609632020702 LAND USE:	87109 LEGAL: 14 1 0 PA RADISE HGTS UNIT 5	
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ALBUQUERQUE NM	87109	

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	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM	87109	
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	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM	87109	
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ALBUQUERQUE NM	87109	
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ALBUQUERQUE NM	87109	
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ALBUQUERQUE NM	87109	
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	OWNER ADDR: 06300 JEFFERSON ST NE	
ALBUQUERQUE NM	87109	
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LAND USE:		
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	OWNER NAME: COLLATZ INC	
	OWNER ADDR: 6300 JEFFERSON ST NE	
ALBUQUERQUE NM	87109	
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LAND USE:		
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	OWNER NAME: COLLATZ INC	
	OWNER ADDR: 6300 JEFFERSON ST NE	
ALBUQUERQUE NM	87109	

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0101006612033720820	LEGAL: 8 9	PARA DISE HEIGHTS UNIT 5	
LAND USE:			
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	OWNER ADDR: 6300 JEFFERSON ST NE		
ALBUQUERQUE NM	87109		
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ALBUQUERQUE NM	87109		
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	OWNER ADDR: 517 3RD ST NE		
WASHINGTON DC	20002		
0101006613734820807	LEGAL: 17 9	PAR ADISE HEIGHTS UNIT 5	
LAND USE:			
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	OWNER ADDR: 06300 JEFFERSON		ST NE
ALBUQUERQUE NM	87109		
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	OWNER ADDR: 06300 JEFFERSON		ST NE
ALBUQUERQUE NM	87109		
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LAND USE:			
	PROPERTY ADDR: 00000	N/A	
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	OWNER ADDR: 06300 JEFFERSON		ST NE
ALBUQUERQUE NM	87109		

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0101006612631820803 LAND USE:	LEGAL: 13 9 PAR ADISE HEIGHTS UNIT 5	
	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: COLLATZ-PICKARD LLC	
	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM 0101006612331020802 LAND USE:	87110 LEGAL: 12 9 PAR ADISE HEIGHTS UNIT 5	
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	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM 0101006613930520901 LAND USE:	87109 LEGAL: 10 8 PAR ADISE HEIGHTS UNIT 5	
	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: COLLATZ-PICKARD LLC	
	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM 0101006615030020902 LAND USE:	87109 LEGAL: 11 8 PAR ADISE HEIGHTS UNIT 5	
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	OWNER ADDR: 06300 JEFFERSON	ST NE
ALBUQUERQUE NM 0101006614231220920 LAND USE:	87109 LEGAL: 9 8 PARA DISE HEIGHTS UNIT 5	
	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: HOGSTROM JAN	
	OWNER ADDR: 11901 CARMEL	NE
ALBUQUERQUE NM 0101006614532020919 LAND USE:	87122 LEGAL: 8 8 PARA DISE HEIGHTS UNIT 5	
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	OWNER ADDR: 6300 JEFFERSON ST NE	
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	OWNER ADDR: 6300 JEFFERSON ST NE	
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	OWNER ADDR: 6300 JEFFERSON ST NE	
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	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: COLLATZ INC	
	OWNER ADDR: 6300 JEFFERSON ST NE	
ALBUQUERQUE NM	87109	

101006612936020817 LEGAL: *5 9 PARADISE HEIGHTS UNIT 5
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC
OWNERS ADDR: 6300 JEFFERSON ST NE 102
 ALBUQUERQUE, NM 87109

101006614035520808 LEGAL: *18 9 PARADISE HEIGHTS UNIT 5
PROPERTY ADDR: N/A

OWNERS NAME: NAPOLITANO CARMINE S
OWNERS ADDR: 517 3RD ST NE
 WASHINGTON, DC 20002

101006614532020919 LEGAL: *8 8 PARADISE HEIGHTS UNIT 5
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC
OWNERS ADDR: 6300 JEFFERSON ST NE 102
 ALBUQUERQUE, NM 87109

101006614832720918 LEGAL: *7 8 PARADISE HEIGHTS UNIT 5
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC
OWNERS ADDR: 6300 JEFFERSON ST NE 102
 ALBUQUERQUE, NM 87109

101006615033520917 LEGAL: *6 8 PARADISE HEIGHTS UNIT 5
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC
OWNERS ADDR: 6300 JEFFERSON ST NE 102
 ALBUQUERQUE, NM 87109

101006615334320916 LEGAL: *5 8 PARADISE HEIGHTS UNIT 5
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC
OWNERS ADDR: 6300 JEFFERSON ST NE 102
 ALBUQUERQUE, NM 87109

101006615230920903 LEGAL: *12 8 PARADIE HEIGHTS UNIT 5
PROPERTY ADDR: N/A

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

101006615832320905 LEGAL: *14 8 PARADISE HEIGHTS UNIT 5
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC
OWNERS ADDR: 6300 JEFFERSON ST NE 102
 ALBUQUERQUE, NM 87109

101006616133020906

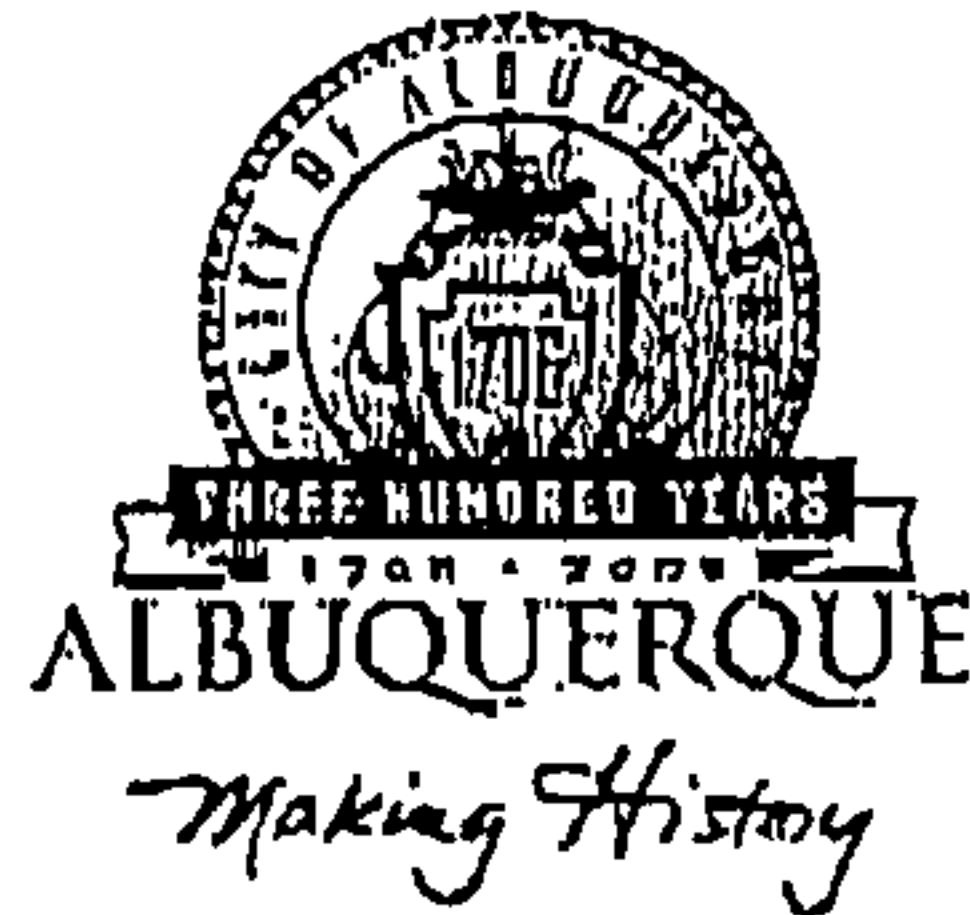
LEGAL: *15 8 PARADISE HEIGHTS UNIT 5
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC
OWNERS ADDR: 6300 JEFFERSON ST NE 102
ALBUQUERQUE, NM 87109

101006615633820907

LEGAL: *16 8 PARADISE HEIGHTS UNIT 5
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC
OWNERS ADDR: 6300 JEFFERSON ST NE 102
ALBUQUERQUE, NM 87109



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

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

May 23, 2006

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on May 23, 2006:

CONTACT NAME: LISA ANGLADA
COMPANY OR AGENCY: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539
E-mail: goodwinengrs@comcast.net

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 **TRACTS H THROUGH N OF ANASAZI RIDGE SUBDIVISION, UNIT 1** zone map A-10.

Our records indicate that as of May 23, 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 Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(11/21/05)

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS "H", thru "N" of ANASAZI RIDGE SUBDIVISION UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on _____, 2006 in Book 2006C, Page _____; together with Lots 4 thru 9, Block 7; Lots 9 thru 13, Block 8; Lots 11 and 12, Block 9; Lots 10 thru 17, Block 10; Lots 11 thru 15, Block 11; Lots 17 and 18, Block 12; and Lots 23 thru 29, Block 13; and Lots 1 thru 10, Block 14 of PARADISE HEIGHTS, UNIT FIVE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1973 in Volume D5, Folio 111, together with all of the remnant portions of Ramsey Street N.W., Gates Street N.W., Frost Street N.W., Mason Street N.W. and Navajo Drive N.W.; portion of Westside Boulevard N.W. and all of Gordon Drive N.W. and containing 18.2351 acres more or less.

Project # 1003684

MARK GOODWIN & ASSOCIATES, PA
PO BOX 90606
ALBUQUERQUE, NM 87111

101006607830921001

C & W LAND DEVELOPMENT ENTERP
8910 ADAMS NE
ALBUQUERQUE NM 87113

101006610929921005

COLLATZ-PICKARD LLC
6300 JEFFERSON ST NE
ALBUQUERQUE NM 87109

101006602233320406

COLLATZ INC
PO BOX 2010
CORRALES, NM 87048

101006602035120408

CAPITAL ALLIANCE INVESTMENTS
6300 JEFFERSON ST NE
ALBUQUERQUE NM 87109

101006614035520808

NAPOLITANO CARMINE S
517 3RD ST NE
WASHINGTON, DC 20002

101006614231220920

HOGSTROM JAN
11901 CARMEL NE
ALBUQUERQUE NM 87122

101006610024030203

KAPURANIS FRANK T & MATIA
8691 E BRIARWOOD BL
CENTENNIAL CO 80112

101006603728030201

MONAHITI LLC
5321 MENAUL BL NE
ALBUQUERQUE NM 87110

100906650034610110

DILLER RICHARD L & DEBRA L
13104 SANDSTONE PL NE
ALBUQUERQUE NM 87111

100906639626140160

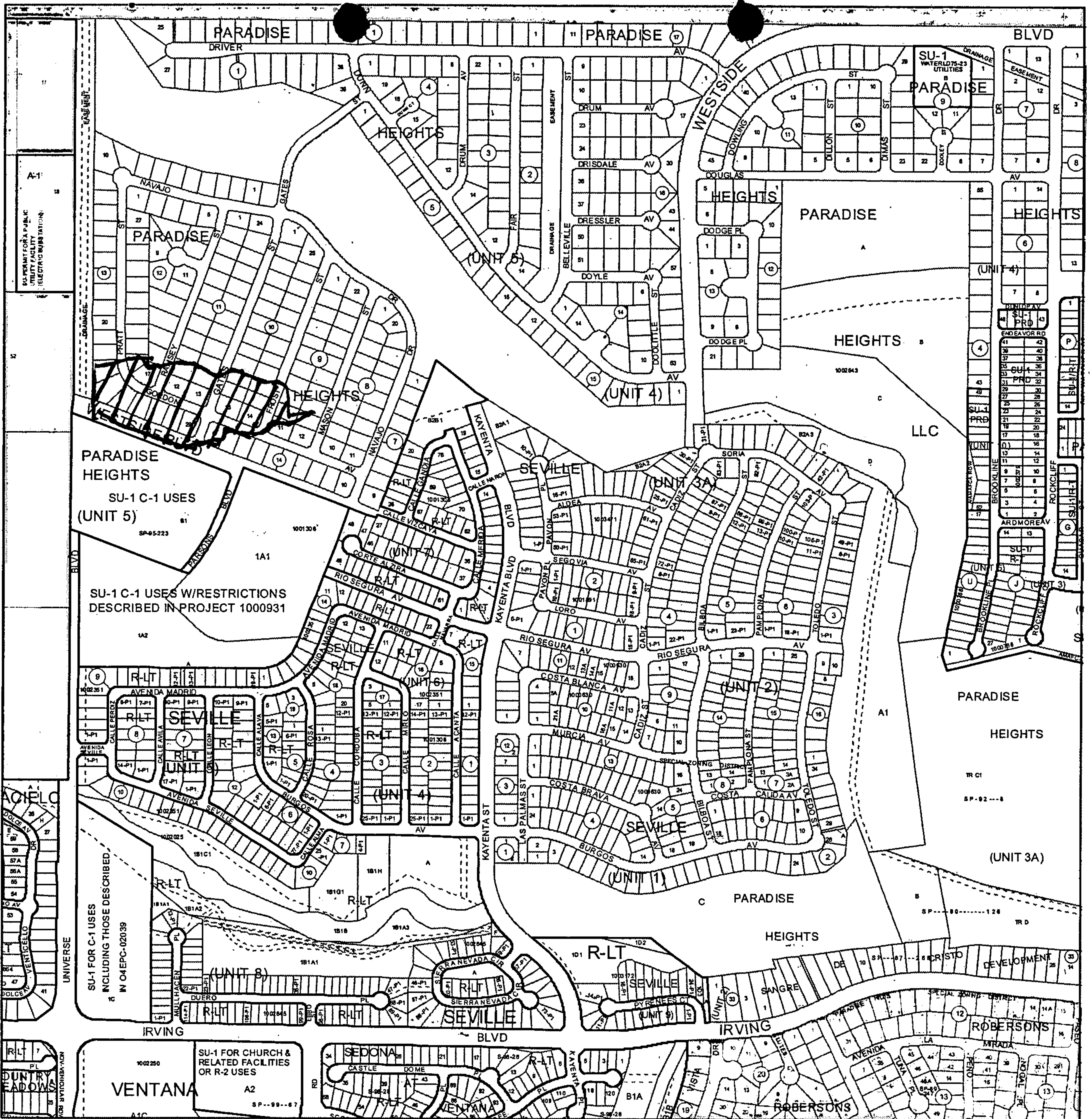
ALB TECHNICAL VOCATIONAL INST
525 BUENA VISTA DR SE
ALBUQUERQUE NM 87106

101006603721030202

KAPURANIS FRANK T & MATIA
8691 E BRIARWOOD BL
CENTENNIAL CO 80112

101006605039320508

CHOY PON YIP & KAM CHING
42 WALKER AV
EDISON NJ 08820



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits.

Zone Atlas Page:
A-10-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 5/1/2006

LEGAL DESCRIPTION:

Lot 11, Blk 9, Lots 10-17, Blk 10, Lots 11-15, Blk 11, Lots 17 & 18, Blk 12, Lots 23-29, Blk 13, and Lot 1, Blk 14, and Tracts H, I, J and K, Paradise Heights, Units 5



**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, September 1, 2010, beginning at 9:00 a.m.** for the purpose of considering the following:

Project# 1003684

10DRB-70212 MAJOR - - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE Unit(s) 1**, zoned R-1, located on the north side of MCMAHON BLVD NW and the south side of the CALABACILLAS ARROYO containing approximately 40.3491 acre(s). (A-10)

Project# 1008451

10DRB-70215 VACATION OF PUBLIC
RIGHT-OF-WAY

THE CITY OF ALBUQUERQUE request(s) Vacation/ Closing of Public Right of Way for a portion of **ESPANOLA STREET NE** located north of INDIAN SCHOOL RD NE near EUCLID AVE NE. (H-19)

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

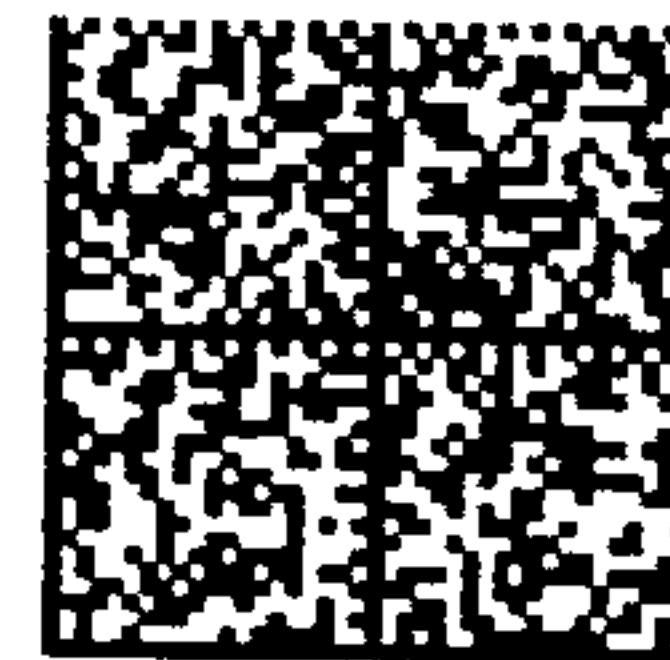
Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 16, 2010.



Planning Department

CITY OF ALBUQUERQUE



02 1R \$ 00.44⁰
0006557382 AUG 13 2010
MAILED FROM ZIP CODE 87102

DRB

OR CURRENT OWNER
COLLATZ-PICKARD LLC
6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE, NM 87109

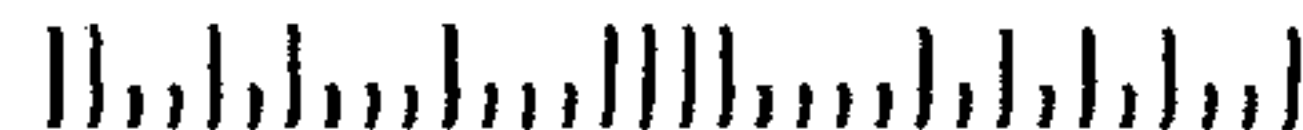
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NOT DELIVERABLE AS ADDRESSED
UNABLE TO RETURN TO SENDER
UNABLE TO FORWARD

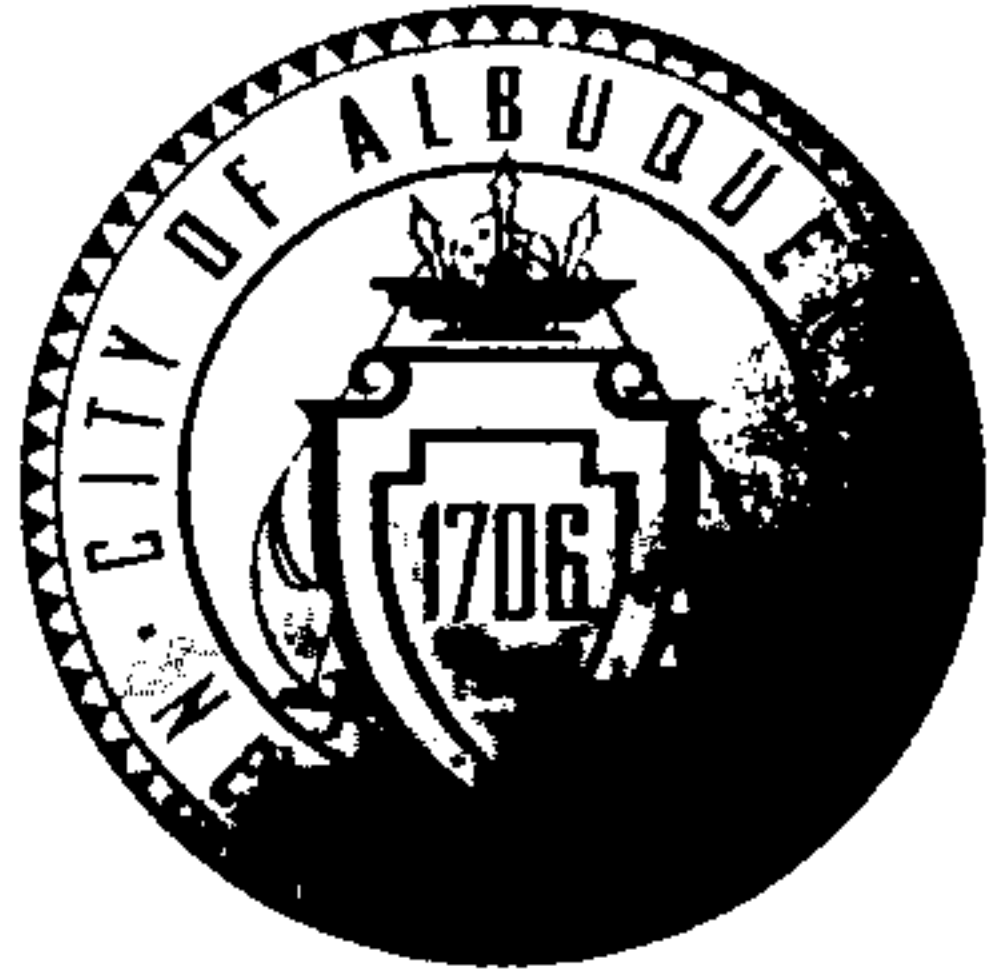
BC: 87105

*0958-02654-13-39

8710583483 0038



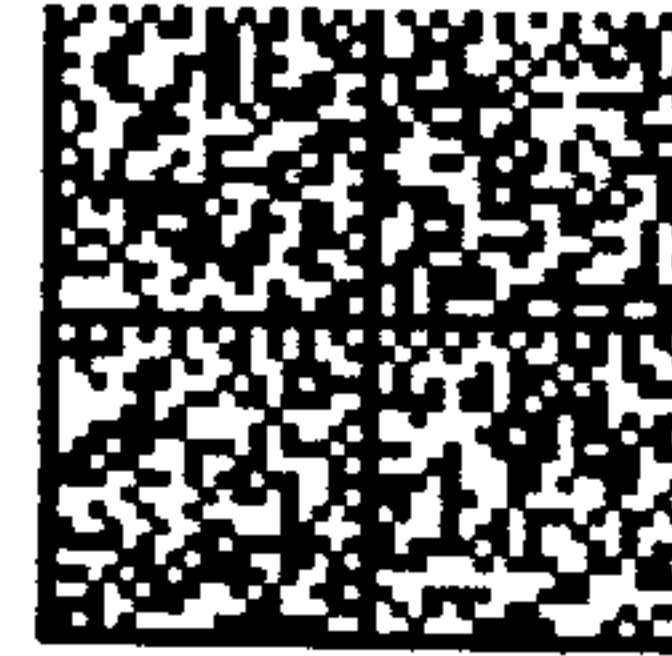
P O Box 1293 Albuquerque New Mexico 87103



Planning Department

DRB

CITY OF ALBUQUERQUE



02 1R **\$ 00.44⁰**
0006557382 AUG 13 2010
MAILED FROM ZIP CODE 87102

OR CURRENT OWNER
DPR INVESTMENT & MGT LLC

NIXIE 871 CE 1 84 08/17/10

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 07103129393 *0958-02648-13-39

87103129393



P O Box 1293 Albuquerque New Mexico 87103



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, June 28, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004803

06DRB-00771 Major-Vacation of Public Easements
06DRB-00772 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4 and the northerly 25-feet of Lot(s) 5, Tract(s) 53 of Los Blancos Addition and a portion of Tract(s) 5, TOWN OF ATRISCO GRANT, zoned R-T residential zone, located on 75TH ST SW, between CENTRAL AVE SW and VOLCANO SW containing approximately 1 acre(s). [REF: 06DRB-00720, 06DRB-00445] (K-10)

Project # 1003684

06DRB-00776 Major-Preliminary Plat Approval
06DRB-00779 Major-Vacation of Pub Right-of-Way
06DRB-00780 Major-Vacation of Public Easements
06DRB-00781 Minor-Sidewalk Variance
06DRB-00783 Minor-Temp Defer SDWK
06DRB-00782 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for CAPITAL ALLIANCE INVESTMENTS, LLC request(s) the above action(s) for Lot(s) 11, Block(s) 9, Lot(s) 10-17, Block(s) 10, Lot(s) 11-15, Block(s) 11, Lot(s) 17 & 18, Block(s) 12, Lot(s) 23-29, Block(s) 13, AND Lot(s) 1, Block(s) 14, AND Tract(s) H, I, J AND K, PARADISE HEIGHTS, UNIT 5, (to be known as **ANASAZI RIDGE, UNIT 2**) zoned R-1 AND SU-1/C-1, located on WESTSIDE NW between UNIVERSE NW and KAYENTA NW containing approximately 11 acre(s). [REF: 06DRB-00325, 06DRB-00326, 06DRB-00327] (A-10)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

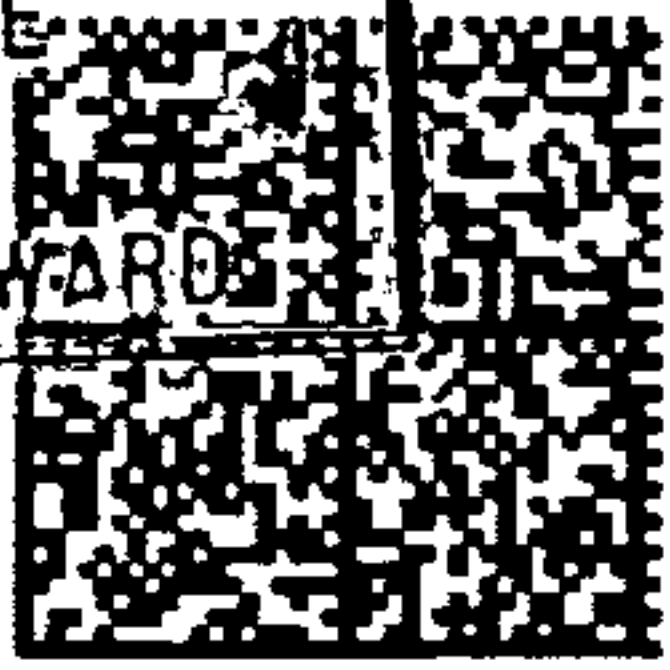
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 12, 2006.



Planning Department

CITY OF ALBUQUERQUE

RETURN TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD



UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 87102

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C & W LAND DEVELOPMENT ENTERP
8910 ADAMS NE
ALBUQUERQUE NM 87113

CWLA910 871132021 IN 12 06/13/06
UNABLE TO FORWARD

NO FORWARD ORDER ON FILE

RETURN TO POSTMASTER
OF ADDRESSEE FOR RETURN

87113+2700-10 R076

P O Box 1293 Albuquerque, New Mexico 87103



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 9, 2009

Project# 1003684

09DRB-70349 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
(2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE Unit(s) 1**, zoned R-1, located on the north side of MCMAHON BLVD NW and the south side of the CALABACILLAS ARROYO containing approximately 40.3491 acre(s). (A-10)

At the December 9, 2009, Development Review Board meeting, a nine month extension of the Subdivision Improvements Agreement was approved.

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).

If you wish to appeal this decision, you must do so by December 24, 2009, in the manner described below.

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


Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: Collatz Inc., - P.O Box 2010 – Corrales, Nm 87048
Marilyn Maldonado
File



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- 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, 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): N/A PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: COLLATZ INC PHONE: 975 0406
 ADDRESS: PO Box 2010 FAX: 898 6316
 CITY: CORRALES STATE NM ZIP 87048 E-MAIL: ACCOLATZ@TIFFANYHOURS
 Proprietary interest in site: SUBDIVIDED List all owners: _____

DESCRIPTION OF REQUEST: SIA EXTENSION

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

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

Lot or Tract No. ALL LOTS Block: _____ Unit: _____
 Subdiv/Addn/TBKA: ANASAZI RANGE UNITS I + II
 Existing Zoning: R-1 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): _____ UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 240 No. of proposed lots: 240 Total site area (acres): 53
 LOCATION OF PROPERTY BY STREETS: On or Near: MC MAHON + ANASAZI RANGE DRIVE
 Between: _____ and _____

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 8/29/11

SIGNATURE [Signature] DATE 8/29/11
 (Print Name) ARLAN COLLATZ Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11DRB - 70188</u>	<u>SIA</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADY</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 145.00</u>

Hearing date September 28, 2011

[Signature] 8-29-11
 Staff signature & Date

Project # 1003684

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.



 Arlan Couatz
 Applicant name (print)

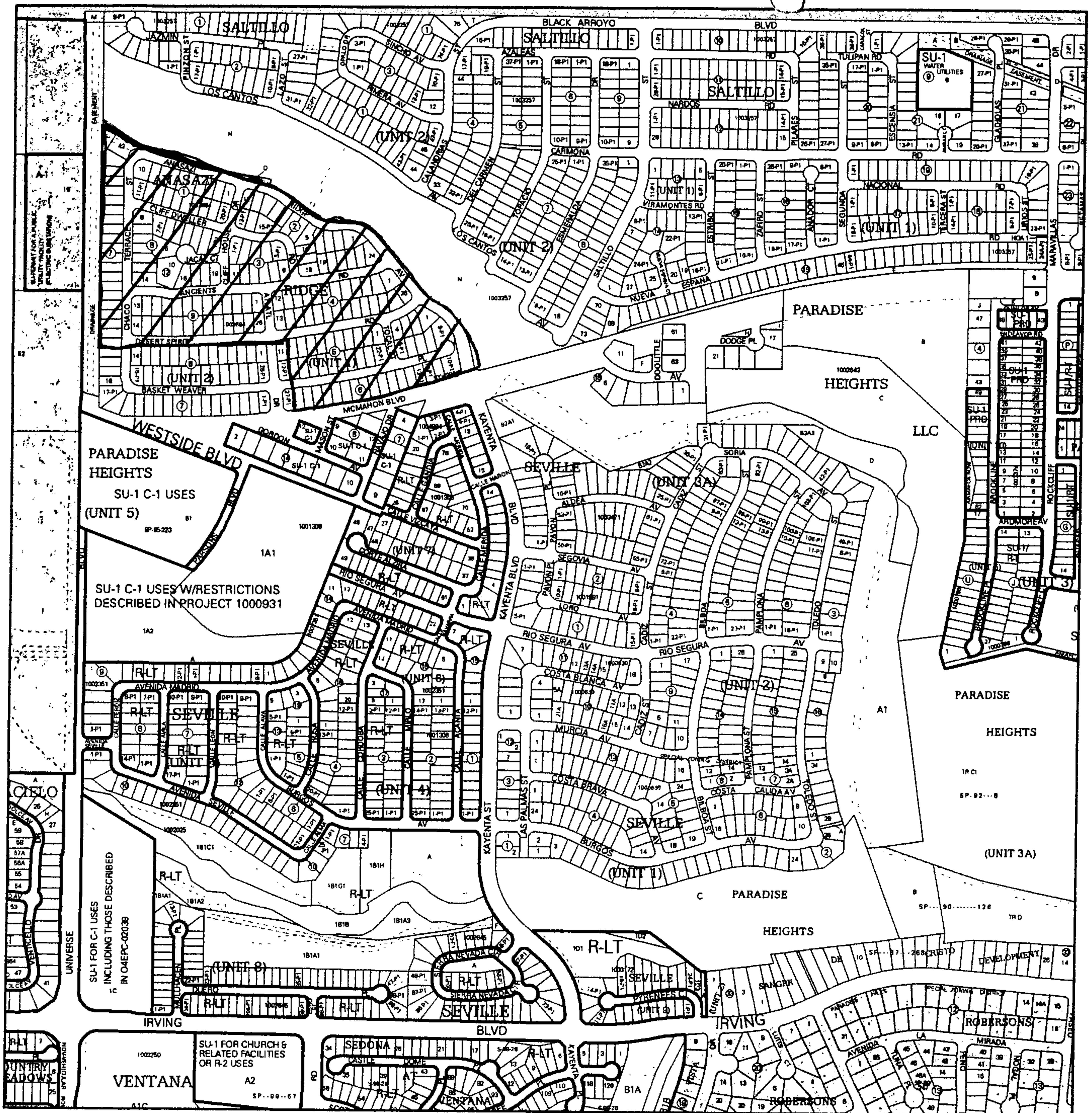
 8/29/11
 Applicant signature / date



Form revised October 2007

_____ 8-29-11
 Planner signature / date
 Project # 1003684

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 11DRB - _____ - 70188
 _____ - _____ - _____
 _____ - _____ - _____



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

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-10-Z

Selected Symbols

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

0 750 1,500 Feet

City of Albuquerque
Planning Department
600 2nd St NW Ste 300
Attention: Development Review Board

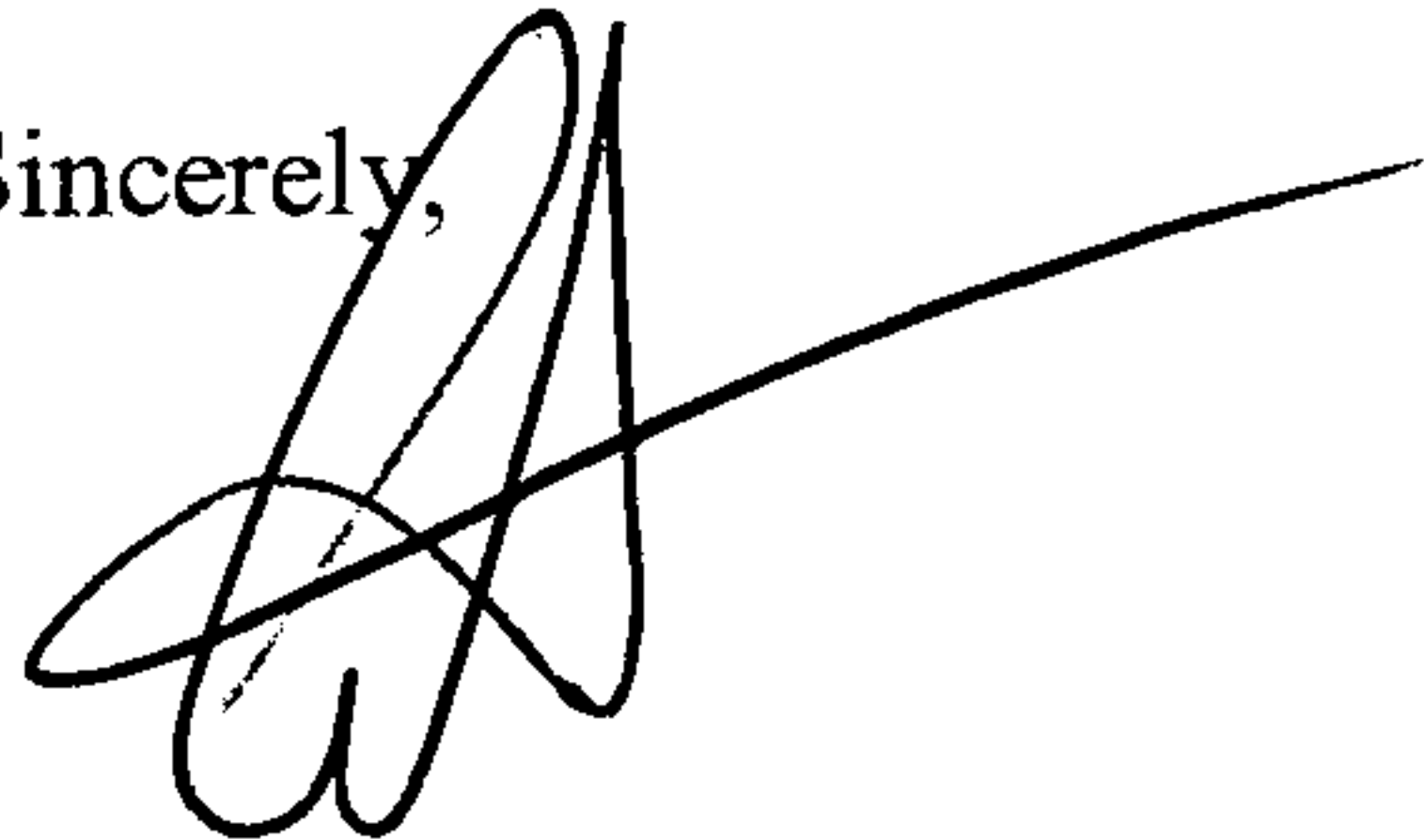
Re: Project # 759581, Subdivision Improvement Agreement, Anasazi Ridge Subdivision

Ladies and Gentlemen of the Design Review Board, Collatz Incorporated, the subdivider, wishes to inform you that the current Subdivision Improvement Extension Agreement deadline was 5/14/2011. As of that date the subdivision infrastructure improvements referenced in the attached infrastructure list have all been completed and certified by Mark Goodwin, the Project Engineer.

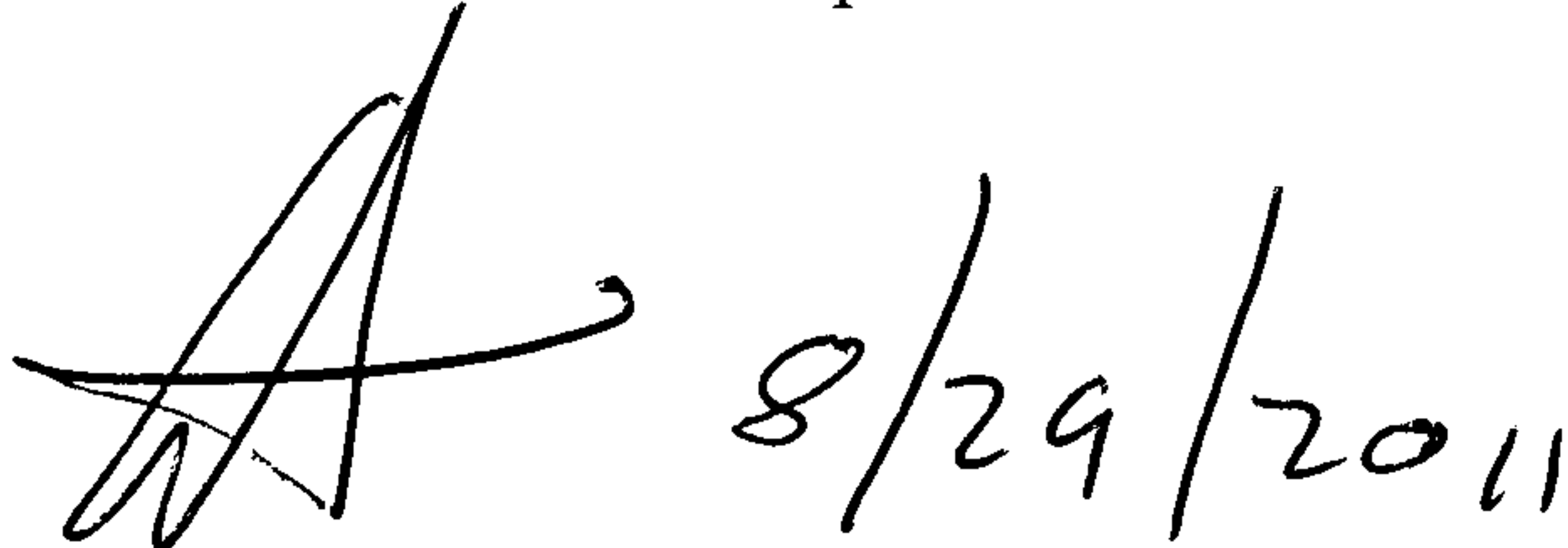
A Letter of Map Revision (LOMR) for removal of the subdivision from the flood plain has been submitted to FEMA by the Project Engineer and is currently awaiting approval by FEMA.

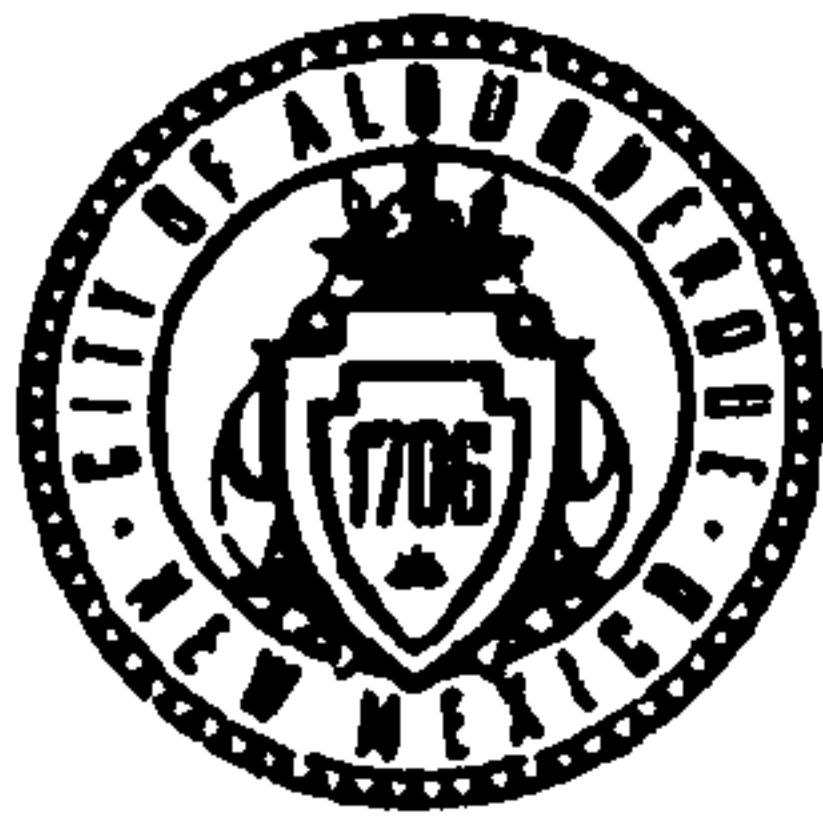
This LOMR approval is unlikely to be received prior to the Construction Completion Deadline of 9/14/2011. Therefore Collatz Incorporated is requesting that the Design Review Board approve an extension of the Subdivision Improvement Agreement for a period of 1 year to allow for the receipt of the approved LOMR.

Sincerely,



Arlan Collatz
President Collatz Incorporated





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: 8-29-11

TO CONTACT NAME: ARLAN COLLATZ
COMPANY/AGENCY: COLLATZ PC
ADDRESS/ZIP: Box 9010 Corrales, NM 87048
PHONE/FAX #: 9750406 898-2316

Thank you for your inquiry of 8/29/11 (date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at All lots ANASAZI RINGE Subdivision zone map page(s) A-10.

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

Kris West

Neighborhood or Homeowner Association

Contacts: Not attached

Neighborhood or Homeowner Association

Contacts:

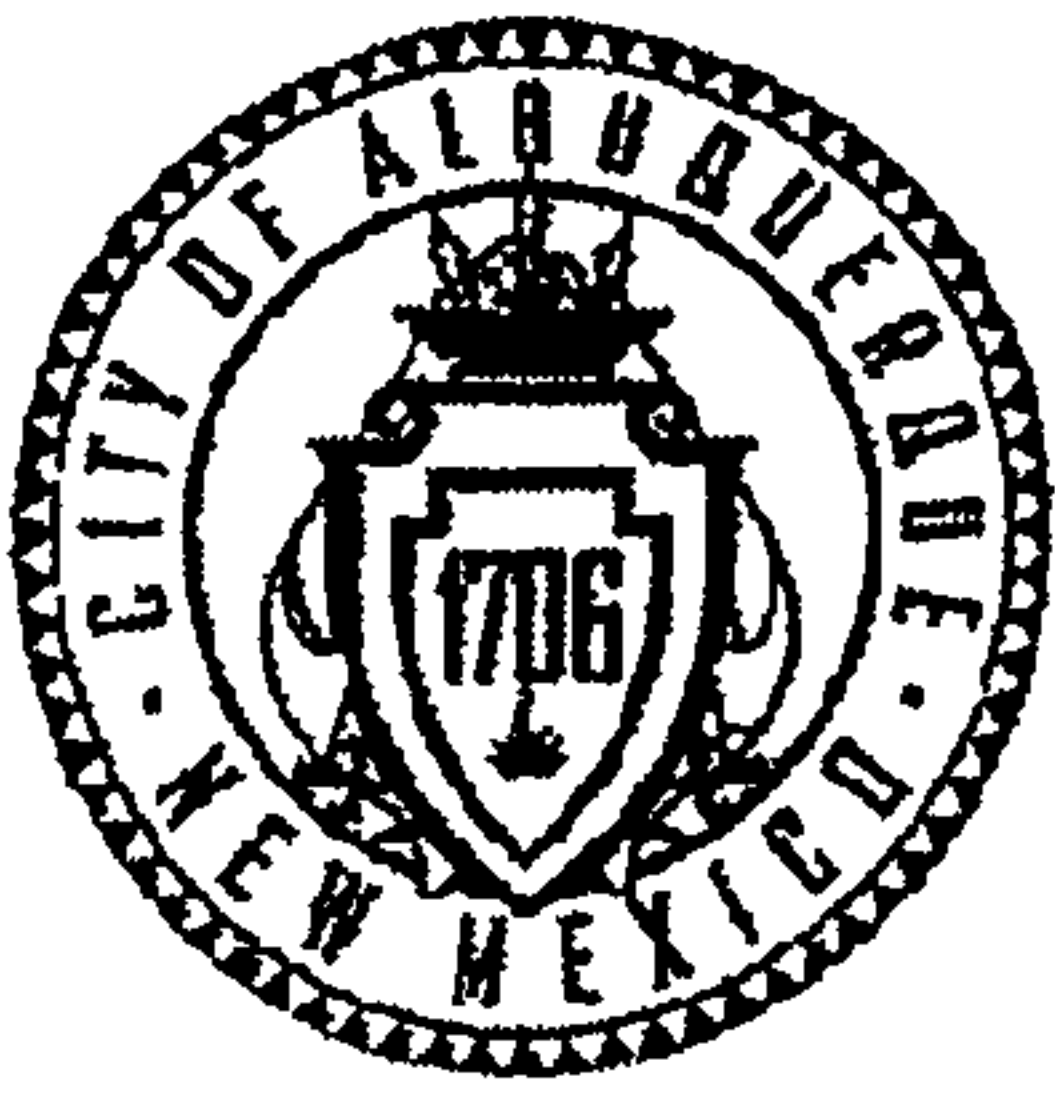
See reverse side for additional Neighborhood and/or Homeowner Associations Information:

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, [Signature] OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your Developer Inquiry is for the following:**

Cell Tower & Type: Free-Standing Tower -OR- Concealed Tower

Private Development EPC DRB LUCC Liquor Submittal

Administrative Amendments (AA's)

City Project

Special Exception Application (ZHE)

CONTACT NAME: ALAN COWATZ

COMPANY NAME: COWATZ INC

ADDRESS/ZIP: PO Box 2010 CORRALBS NM 87048

PHONE: 975 0406 FAX: 986316

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

ALL LOTS ANASAZI RIDGE SUBDIVISION UNITS I & II

LEGAL DESCRIPTION

LOCATED ON

McMAHON + ANASAZI RIDGE DRIVE

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN

STREET NAME OR OTHER IDENTIFYING LANDMARK

AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (A-10).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map **MUST** be provided with request)

**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 amendments describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood and/or homeowner 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.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.**
- Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.**

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

(Below this line for ONC use only)

Date of Inquiry: 8/29/11 Time Entered: 4:50pm ONC Rep. Initials: [Signature]

SKIES WEST N.A. (SKW) "R"

***Tom Skopayko** e-mail: skopayko@netscape.net

10523 Taurus Ct. NW/87114 400-8482 (c)

Hiram Cruz

10515 Taurus Ct. NW/87114 489-8704 (h)

Council District: 5

County District: 1

Police Beat: 613/NW

Zone Map #: A-8-12

8/30/



Collatz Incorporated

PO Box 2010

Corrales, NM 87048

Phone (505) 898-6338 Fax (505) 898-6316

Skies West Neighborhood Association
10523 Taurus Ct.
Albuquerque, NM/87114
Attention: Tom Skopayko

Re: Anasazi Ridge Subdivision, North West Corner of McMahon Blvd and Anasazi Ridge Drive

Dear Mr. Skopayko,

Please be advised that all required infrastructure improvements together with all required improvements to the Calabacillas Arroyo which are associated with Anasazi Ridge Subdivision have been completed, certified by the project engineer and accepted by the City of Albuquerque.

In association with the improvements to the Calabacillas Arroyo, The City of Albuquerque, Albuquerque Metropolitan Arroyo Flood Control Authority and the project Engineer, Mark Goodwin and Associates have submitted to the Federal Emergency Management Administration (FEMA) a request for a letter of map revision (LOMR) removing those portions of Anasazi Ridge which lay within the flood plain, from the flood plain.

The FEMA process of issuing the LOMR is lengthy and the developer Subdivision Improvement Agreement (SIA) with the city will expire prior to the LOMR being received. As a result the developer must request an extension of the SIA from the city Development Review Board (DRB).

The DRB hearing will be held September 28th 20011 at 9:00AM. It is expected that the DRB will rule to extend the SIA due to the fact that all improvements are complete and this is a matter of waiting on FEMA to issue the LOMR.

If you have questions or wish to discuss this matter please call me 505-975-0406.

Sincerely,

A handwritten signature in black ink, appearing to be "Arian Collatz", written over a horizontal line.

Arian Collatz
President
Collatz Incorporated

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

7010 1870 0000 7484 5594

Postage	\$	\$0.40	CORRALES 0048 NM 12 Postmark Here AUG 30 2011 SPS 08/30/2011
Certified Fee		\$2.85	
Return Receipt Fee (Endorsement Required)		\$2.30	
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$5.55	

Sent To _____
Street, Apt. No.;
or PO Box No. _____
City, State, ZIP+4 _____

661 2768

EXTENSION AGREEMENT
Procedure "B"

PROJECT NO. 759581

This Agreement made this ____ day of _____, 20____, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) **Collatz Inc.**, a New Mexico corporation whose address is PO Box 1020, Corrales, NM 87048 and whose phone number is (505) 975-0406

AND

The First National Bank of Santa Fe, a National Banking Association whose address is PO Box 609 Santa Fe, NM 87504 and whose telephone number is (505) 992-2000 (collectively "Subdivider") is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement. **The infrastructure obligation under this Agreement between each subdivider shall be several (50% each as to the cost of the improvements) but not joint.**

WHEREAS, the City and the Subdivider entered into an Agreement on **February 24, 2010**, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on **2/26/2010**, as **Document No. 2010016392**, ("Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before **July 10, 2010**; and

WHEREAS, the Earlier Agreement was amended by a **First Extension** Agreement dated **September 23, 2010**, recorded **09/23/2010**, as Document No. **2010095617**, in the records of Bernalillo County, New Mexico, extending the construction deadline to **May 14, 2011**; and

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

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

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

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

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. For all improvements, the 14th day of September, 2011.

B. On portions of the improvements as follows:

.....
.....
.....

IMPROVEMENTS

COMPLETION DATE

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

Type of Financial Guaranty: 3rd Amendments to Letter of Credit #1787

Amount: \$95,548.40

Name of Financial Institution or Surety providing Guaranty: Los Alamos National Bank

Date City first able to call Guaranty (Construction Completion Deadline): 09/14/2011

If Guaranty other than a Bond, last day City able to call Guaranty: 11/14/2011

Type of Financial Guaranty: _____

Amount: \$ _____

Name of Financial Institution or Surety providing Guaranty: _____

Date City first able to call Guaranty (Construction Completion Deadline): _____

If Guaranty other than a Bond, last day City able to call Guaranty: _____

Additional information: The infrastructure obligation under this Agreement between each subdivider shall be several (50% each as to the cost of the improvements) but not joint.

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

35.00

No. of Lots: _____
Nearest Major Streets: _____

FIGURE 12
SUBDIVISION IMPROVEMENTS AGREEMENT
PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 24 day of February, 2010, 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 Collatz, Inc. a New Mexico Corporation whose address is 11-24 Montgomery NE, Suite 348, Albuquerque NM, 87111 and whose telephone number is 505-828-1100, and The First National Bank of Santa Fe, a National Banking Association whose address is PO Box 609 Santa Fe New Mexico 87504, and whose telephone number is 505-992-2000 (collectively "Subdivider"), is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement. **The infrastructure obligation under this Agreement between each subdivider shall be several (50% each as to the cost of the Improvements) but not joint.**

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Anasazi Ridge Unit 1 recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 2006C, at page 207, on 6-29-2006 as Document No. 2006096076. (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:] Collatz, Inc. and The First National Bank of Santa Fe ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Anasazi Ridge Unit 1 describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the July 14, 2010, ("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. 759581.

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

Doc# 2010016392

02/26/2010 09:04 AM Page: 1 of 14
AGRE R: \$35.00 M. Toulouse Oliver, Bernalillo County



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 thirty (30) days written notice to the City, attention City Engineer.


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

<u>Type of Fee</u>	<u>Amount</u>
Engineering Fee	3.25 % of Actual Construction Cost
Excavation Permit Fees, Sidewalk Ordinance Fees, and Street Restoration Fees as required by City (Figure 7)	Approved Estimate

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 Salls Bros Construction Inc., and construction surveying of the private Improvements shall be performed by _____. 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

WJL
2/25/10


Roll For Fall

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.

Wfe. 2/25/10

W

Fee for
FAB

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Mark Goodwin & Associates and inspection of the private Improvements shall be performed by _____, 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.

Wfe 2/25/10

W

Fee for
FAB

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

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

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: Irrevocable Letter of Credit No. 1655

Amount: \$350,000.00

Name of Financial Institution or Surety providing Guaranty: First National Bank of Santa Fe

Date City first able to call Guaranty: July 14, 2010

[Construction Completion Deadline]: July 14, 2010.

If Guaranty other than a Bond, last day City able to call Guaranty is: September 14, 2010.

Type of Financial Guaranty: Irrevocable Letter of Credit No. 1787

Amount: \$350,000.00

Name of Financial Institution or Surety providing Guaranty: Los Alamos National Bank

Date City first able to call Guaranty: July 14, 2010

[Construction Completion Deadline]: July 14, 2010.

If Guaranty other than a Bond, last day City able to call Guaranty is: September 14, 2010.

Additional information: **The infrastructure obligation under this Agreement between each subdivider shall be several but not joint.**

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

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

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of

completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the 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 (6) 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 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: Collatz, Inc.

By [Signature]: [Signature]

Name [Print]: ARLAN COLLATZ

Title: PRESIDENT CEO

Dated: 2/25/2010

Collatz, Inc.'s Notary

STATE OF New Mexico)

COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on this 25 day of February, 2010, by [name of person:] Arlan Collatz, [title or capacity:] President of [Subdivider:] Collatz, Inc.

(SEAL)

[Signature]
Notary Public

My Commission Expires:



SUBDIVIDER: First National Bank of Santa Fe

By [Signature]: [Signature]

Name [Print]: GREGORY J. ELLENH

Title: PRESIDENT AND CEO

Dated: 2/25/2010

First National Bank of Santa Fe 's Notary

STATE OF New Mexico)

COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on this 25th day of February, 20 10, by [name of person:] Gregory J. Ellena, [title or capacity, for instance, "President" or "Owner":] President and CEO of [Subdivider:] First National Bank of Santa Fe.

(SEAL)

My Commission Expires:
5/16/2012

[Signature]
Notary Public

ORIGINAL

INFRASTRUCTURE LIST

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

Anasazi Ridge Subdivision, Unit 1
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
Paradise Heights, Unit 5 within the Town of Atrisco Grant
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
Calabacillas Arroyo Improvements									
South Bank Arroyo improvements adjacent to Anasazi Ridge site as identified in Final Approved Main Branch Calabacillas Arroyo study by Mussetter Engineering, Inc									
Arroyo Grade Control Structure adjacent to Anasazi Ridge site as identified in the Final Approved Main Branch Calabacillas Arroyo study by Mussetter Engineering, Inc									
PAVING									
		32' FF	Res Pvmnt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Chaco Terrace Street	Lot 21, Block 7	Anasazi Ridge Ave	/	/	/
		4'							
		28' FF	Res Pvmnt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Basketweaver Avenue	Chaco Terrace (Lot 21, Blk 7)	End of Cul-de-Sac	/	/	/
		32' FF	Res Pvmnt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Desert Spirit Road	Chaco Terrace Street	Anasazi Ridge Ave.	/	/	/
		4'							
		32' FF	Res Pvmnt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Allatt Dr.	Desert Spirit Rd.	Ancients Road	/	/	/
		4'							
		50' FF ^{32'}	Res Pvmnt C & G Std (Both Sides) Sidewalk (Both Sides)	Allatt Dr.	Desert Spirit Rd	Basketweaver Ave.	/	/	/
		6'							
		32' FF	Art Pvmnt C & G, Std (North Side) Sidewalk (North Side) C & G Median (North Side) Asphalt Trail (North Side) Left Turn Lane (North Side)	McMahon Boulevard	Lot 26, Block 6	Calabacillas Arroyo Crossing Structure	/	/	/
		6'							
		10'							
		150'							
		50' FF	Res Pvmnt C & G Std (Both Sides) Sidewalk (Both Sides)	Allatt Dr.	Basketweaver Ave	McMahon Blvd	/	/	/
		6'							

RO 7-25-10

Project name:

Anasazi Ridge Subdivision, Unit 1

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		48' FF	Res Pvmt C & G (Both Sides) 6' Sidewalk (W. Side)	Anasazi Ridge Ave	Desert Spirit Rd Transition	McMahon Blvd	/	/	/
		32' FF	Res Pvmt C & G, Std (Both Sides) 4' Sidewalk (Both Sides) (*)	Ancients Road	Chaco Terrace Street	Anasazi ridge Ave.	/	/	/
		26' FF	Res Pvmt C & G, Std (Both Sides) 4' Sidewalk (Both Sides) (*)	Jacal Court	Cliff House Dr.	End of Culdesac	/	/	/
		32' FF	Res Pvmt C & G, Std (Both Sides) 4' Sidewalk (South Side) (*)	Anasazi Ridge Ave	Chaco Terrace St	Desert Spirit Rd.	/	/	/
		28' FF	Res Pvmt C & G, Std (Both Sides) 4' Sidewalk (Both Sides) (*)	Cliff Dwellers Road	Chaco Terrace St	Ancients Road	/	/	/
		28' FF	Res Pvmt C & G, Std (Both Sides) 4' Sidewalk (Both Sides) (*)	Cliff House Drive	Ancients Road	Anasazi Ridge Ave	/	/	/
		28' FF	Res Pvmt C & G, Std (Both Sides) 4' Sidewalk (Both Sides) (*)	Total Street	Desert Spirit Road	Basketweaver Ave	/	/	/
		24' FF	Temp Pvmt WATER / NMUI	Kayenta Blvd.	McMahon Blvd	#19, Seville 7	/	/	/
		12"	Waterline	Universe Blvd.	Existing WL Termini	Westside Blvd.	/	/	/
		12"	Waterline	Westside Blvd	Universe Blvd	Future McMahon	/	/	/
		12"	Waterline	McMahon Blvd.	Westside Blvd	Altalt Dr.	/	/	/
		12"	Waterline	Allati Dr.	McMahon Blvd	Ancients Rd.	/	/	/
		12"	Waterline	Ancients Rd	Allati Dr.	Cliff House Dr.	/	/	/
		12"	Waterline	Cliff House Dr	Ancients Rd	Anasazi Ridge Ave	/	/	/
		12"	Waterline	Anasazi Ridge Ave	Cliff House Dr.	Station 18+94	/	/	/
		12"	Waterline	Tract C	Anasazi Ridge Ave.	Exist 12" WL in A.V.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Waterline	Chaco Terrace Street	Lot 21, Block 7	Anasazi Ridge Ave.	/	/	/
		8"	Waterline	Ancients Road	Chaco Terrace Street	Anasazi Ridge Ave.	/	/	/
		8"	Waterline	Desert Spirit Road	Chaco Terrace Street	Anasazi Ridge Ave.	/	/	/
		8"	Waterline	Basketweaver Avenue	Lot 26, Block 8	Anasazi Ridge Ave.	/	/	/
		8"	Waterline	Easement	Seville, Unit 7 Stub	McMahon Blvd	/	/	/
		8"	Waterline	Atlal Dr	Desert Spirit Rd.	Ancients Rd.	/	/	/
		8"	Waterline	Anasazi Ridge Ave	Chaco Terrace St.	Cliff House Dr.	/	/	/
		6"	Waterline	Cliff Dweller Rd.	Chaco Terrace St	Ancients Rd	/	/	/
		6"	Waterline	Jacal Ct.	Cliff House Dr.	Stub	/	/	/
		8"	Waterline	Cliff House Dr.	Ancients Rd	Anasazi Ridge Ave.	/	/	/
		8"	Waterline	Basketweaver Avenue	Atlal Dr.	Chaco Terrace St.	/	/	/
SANITARY SEWER / NMUI									
		8"	SAS	Anasazi Ridge Ave	Desert Spirit Rd.	Chaco Terrace St	/	/	/
		8"	SAS	Chaco Terrace St	Anasazi Ridge Ave	Lot 21, Block 7	/	/	/
		8"	SAS	Desert Spirit Road	Anasazi Ridge Ave	Chaco Terrace St	/	/	/
		8"	SAS	Ancients Rd	Anasazi Ridge Ave	Chaco Terrace St	/	/	/
		8"	SAS	Cliff Dweller Rd	Ancients Rd	Chaco Terrace St	/	/	/
		8"	SAS	Basket weaver Ave	Atlal Dr.	Cul-de-Sac	/	/	/
		8"	SAS	Cliff Dweller Stub	Cliff Dweller Rd	End of St.	/	/	/
		8"-10"	SAS	Public Sewer Easement	10" Stub in Seville Unit 3	Anasazi Ridge Ave	/	/	/
		8"	SAS	Cliff House Dr.	Cliff Swellers Rd	Jacal Ct.	/	/	/
		8"	SAS	Basket weaver Ave	Atlal Dr.	Chaco Terrace St.	/	/	/
		8"	SAS	Anasazi Ridge Ave	Desert Spirit Rd.	Sta 29+25	/	/	/
		8"	SAS	Anasazi Ridge Ave	Sta 29+25	McMahon Blvd	/	/	/
STORM DRAIN									
		24"-36"	Storm Drain	Ancients Road	Cliff Dweller Rd	Anasazi Ridge Ave	/	/	/
		42"-48"	Storm Drain	Anasazi Ridge Ave	Ancients Rd.	Arroyo Outfall	/	/	/
		24"	Storm Drain	Desert Spirit Rd	Anasazi Ridge Rd	Desert Spirit Rd	/	/	/
		36"	Storm Drain w/ Appurtences	Drainage Easement	Basketweaver Ave	Arroyo Outfall	/	/	/
South Embankment Improvements & Drop Structure Calabacillas Arroyo									

Handwritten: 2-25-10

TIS

Signing per DRC

IMPACT FEE CREDIT

The Calabacillas Arroyo is listed on the CCIP. This project is thereby eligible for Impact Fee Credits

ORIGINAL

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

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

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

NOTES

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

- * Sidewalks to be deferred.
- 1 Water Infrastructure to include valves, fittings, and firehydrants.
- 2 SAS Infrastructure to include manholes and service connections.
- 3 Storm Drain Infrastructure includes all related appurtenances.
- 4 Street lights per DPM.
- 5 Grading and Drainage Certification required per DPM (prior to Release of Financial Guaranty) to include walls as defined on the approved Grading Plan.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Billy Goolsby NAME (print)	<i>[Signature]</i> DRB CHAIR - date	<i>[Signature]</i> 5/03/06 PARKS & RECREATION - date	<i>[Signature]</i> 5/13/06 PARKS & RECREATION - date
MARK GOODWIN & ASSOCIATES FIRM	<i>[Signature]</i> 5-3-06 TRANSPORTATION DEVELOPMENT - date		AMAFCA - date
<i>[Signature]</i> 5/2/06 SIGNATURE - date	<i>[Signature]</i> 5/3/06 UTILITY DEVELOPMENT - date		- date
	<i>[Signature]</i> 5/3/06 CITY ENGINEER - date		- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
Δ	6/27/06	<i>[Signature]</i>	William Belce / <i>[Signature]</i> OS	<i>[Signature]</i> GMA

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

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


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

NOTES

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

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- 3 Storm Drain Infrastructure includes all related appurtenances.
- 4 Street lights per DPM.
- 5 Grading and Drainage Certification required per DPM (prior to Release of Financial Guaranty) to include walls as defined on the approved Grading Plan.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Billy Goolsby NAME (print)	<i>[Signature]</i> 5/03/06 DRB CHAIR - date	<i>Christina Landoval</i> 5/3/06 PARKS & RECREATION - date
MARK GOODWIN & ASSOCIATES FIRM	<i>[Signature]</i> 5-3-06 TRANSPORTATION DEVELOPMENT - date	<i>[Signature]</i> 5/3/06 UTILITY DEVELOPMENT - date
<i>Billy Goolsby</i> 5/3/06 SIGNATURE - date	<i>Bradley L. Bengtson</i> 5/3/06 CITY ENGINEER - date	<i>[Signature]</i> 6-2-06 - date

NMUI Signature 

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque
Planning Department
600 2nd St NW Ste 300
Attention: Development Review Board

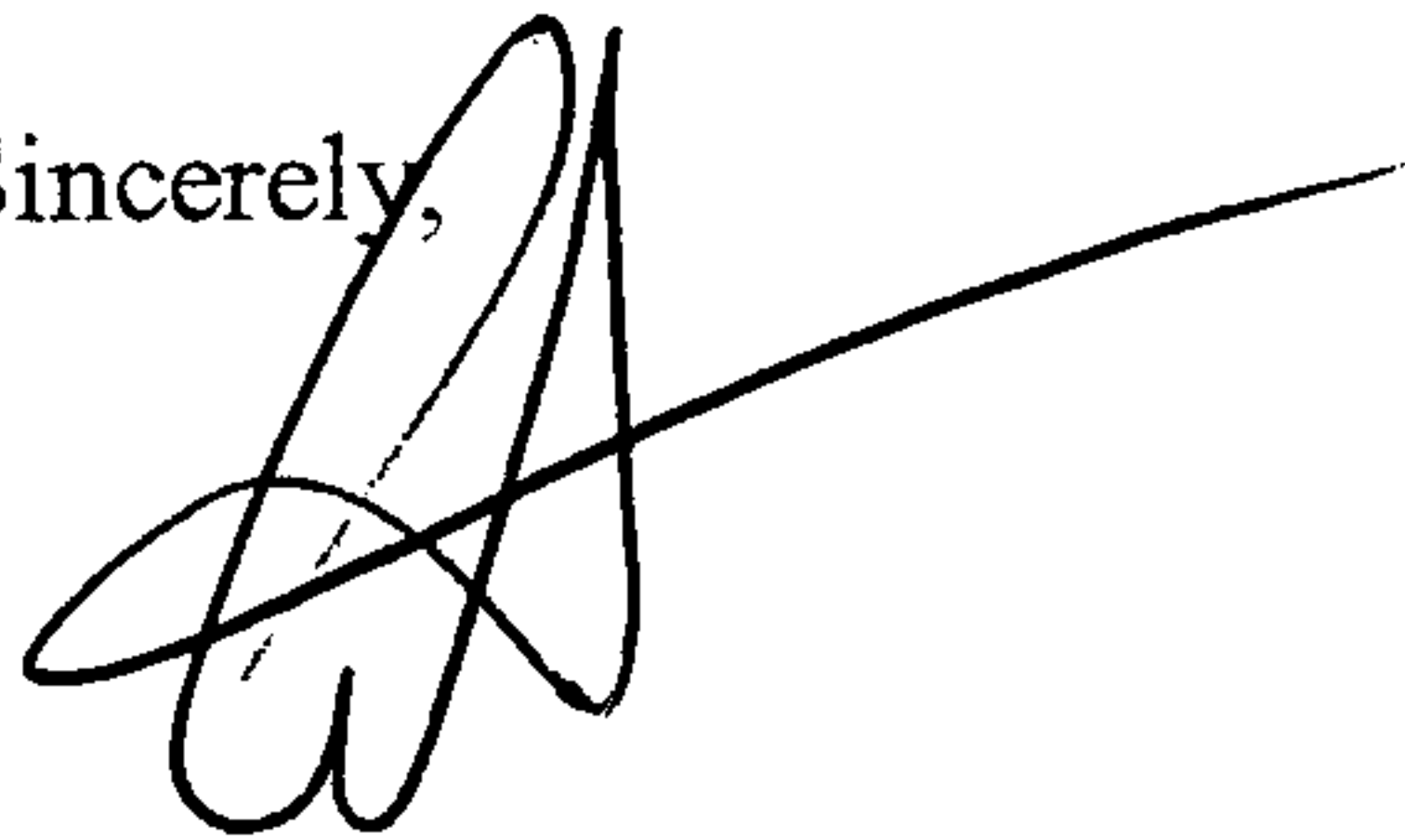
Re: Project # 759581, Subdivision Improvement Agreement, Anasazi Ridge Subdivision

Ladies and Gentlemen of the Design Review Board, Collatz Incorporated, the subdivider, wishes to inform you that the current Subdivision Improvement Extension Agreement deadline was 5/14/2011. As of that date the subdivision infrastructure improvements referenced in the attached infrastructure list have all been completed and certified by Mark Goodwin, the Project Engineer.

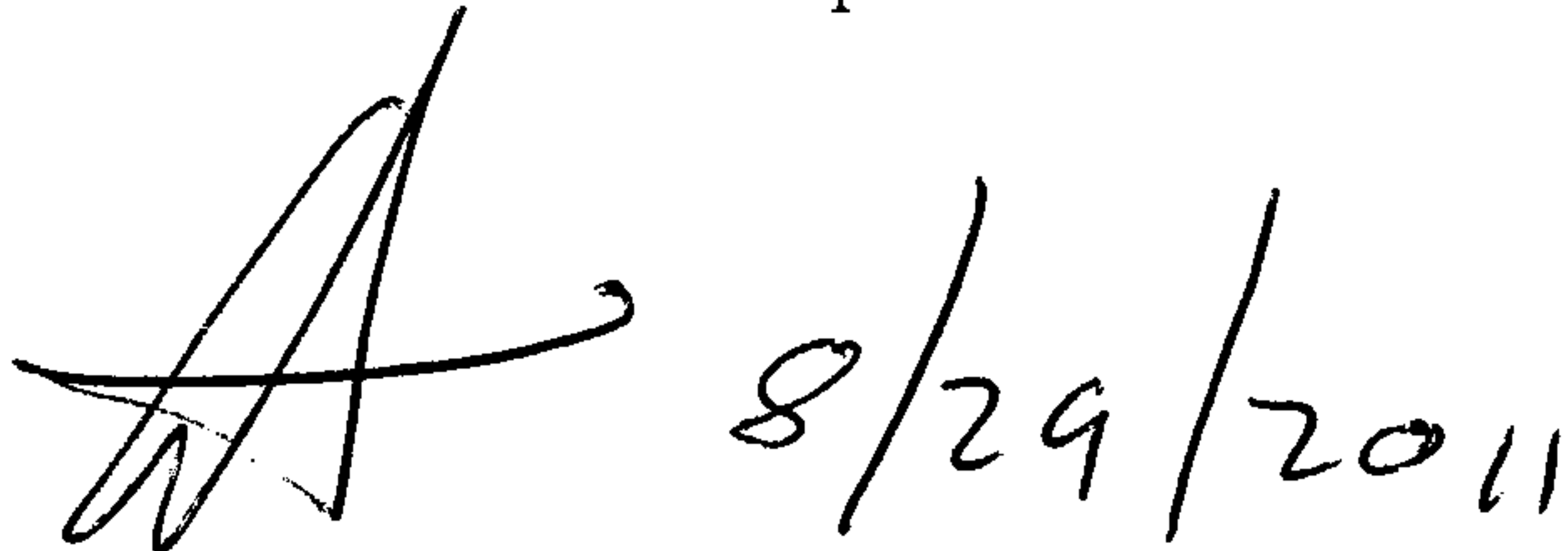
A Letter of Map Revision (LOMR) for removal of the subdivision from the flood plain has been submitted to FEMA by the Project Engineer and is currently awaiting approval by FEMA.

This LOMR approval is unlikely to be received prior to the Construction Completion Deadline of 9/14/2011. Therefore Collatz Incorporated is requesting that the Design Review Board approve an extension of the Subdivision Improvement Agreement for a period of 1 year to allow for the receipt of the approved LOMR.

Sincerely,



Arlan Collatz
President Collatz Incorporated





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 9, 2009

Project# 1003684

09DRB-70349 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
(2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE Unit(s) 1**, zoned R-1, located on the north side of MCMAHON BLVD NW and the south side of the CALABACILLAS ARROYO containing approximately 40.3491 acre(s). (A-10)

At the December 9, 2009, Development Review Board meeting, a nine month extension of the Subdivision Improvements Agreement was approved.

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).

If you wish to appeal this decision, you must do so by December 24, 2009, in the manner described below.

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


Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: Collatz Inc., - P.O Box 2010 – Corrales, Nm 87048
Marilyn Maldonado
File

#19.00

FIGURE 18

**1st EXTENSION AGREEMENT
Procedure "B"**

Anasazi Ridge, Unit 1

PROJECT NO. 759581

This Agreement made this 23rd day of September, 2010, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Collatz Inc. a New Mexico corporation whose address is PO Box 1020, Corrales, NM 87048 and whose phone number is (505) 975-0406

AND

The First National Bank of Santa Fe, a National Banking Association who address is PO Box 609, Santa Fe, NM 87504 and whose phone number is (505) 992-2000 (collectively "Subdivider") is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement. **The infrastructure obligation under this Agreement between each subdivider shall be several (50% each as to the cost of the improvements) but not joint.**

WHEREAS, the City and the Subdivider entered into an Agreement on the 24th day of February 2010, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 2/26/2010, Document No. 2010016392, ("Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before the 14th day of July 2010; and

~~WHEREAS, the Earlier Agreement was amended by a _____ Extension Agreement dated _____ recorded _____, in Book Misc. _____, pages _____ through _____, records of Bernalillo County, New Mexico, extending the construction deadline to _____; and~~

~~WHEREAS, the Earlier Agreement was amended by a _____ Extension Agreement dated _____ recorded _____, in Book Misc. _____, pages _____ through _____, records of Bernalillo County, New Mexico, extending the construction deadline to _____; and~~

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

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

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

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

Doc# 2010095617



1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. For all improvements, the 14th day of May 2011.

B. On portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
_____	_____
_____	_____

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

Collatz, Inc.

Type of Financial Guaranty: 1st and 2nd Amendments to Letter of Credit #1787

Amount: \$ 95,548.40

Name of Financial Institution or Surety providing Guaranty:
Los Alamos National Bank

Date City first able to call Guaranty (Construction Completion Deadline):
May 14, 2011

If Guaranty other than a Bond, last day City able to call Guaranty:
July 14, 2011

Additional information: _____

First National Bank of Santa Fe

Type of Financial Guaranty: 1st Amendment to Letter of Credit #1655

Amount: \$ 95,548.40

Name of Financial Institution or Surety providing Guaranty:
First National Bank of Santa Fe

Date City first able to call Guaranty (Construction Completion Deadline):
May 14, 2011

If Guaranty other than a Bond, last day City able to call Guaranty:
July 14, 2011

Additional information: **The infrastructure obligation under this Agreement between each subdivider shall be several but not joint.**

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

SUBDIVIDER: **Collatz, Inc.**

By [signature]: _____

Name [print]: Arlan Collatz

Title: President

Dated: 9/7/10

SUBDIVIDER'S NOTARY

STATE OF New Mexico)

) ss.

COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 7th day of September, 2010 by Arlan Collatz, President of Collatz, Inc.

My Commission Expires:

9.10.12

Susan Rasinski
Notary Public



OFFICIAL SEAL
SUSAN RASINSKI
NOTARY PUBLIC - STATE OF NEW MEXICO

My commission expires: 9.10.12

SUBDIVIDER: First National Bank of Santa Fe

By [signature]: *Larry D. Cheek*
Name [print]: Larry D. Cheek
Title: Executive Vice President
Dated: 9/9/10

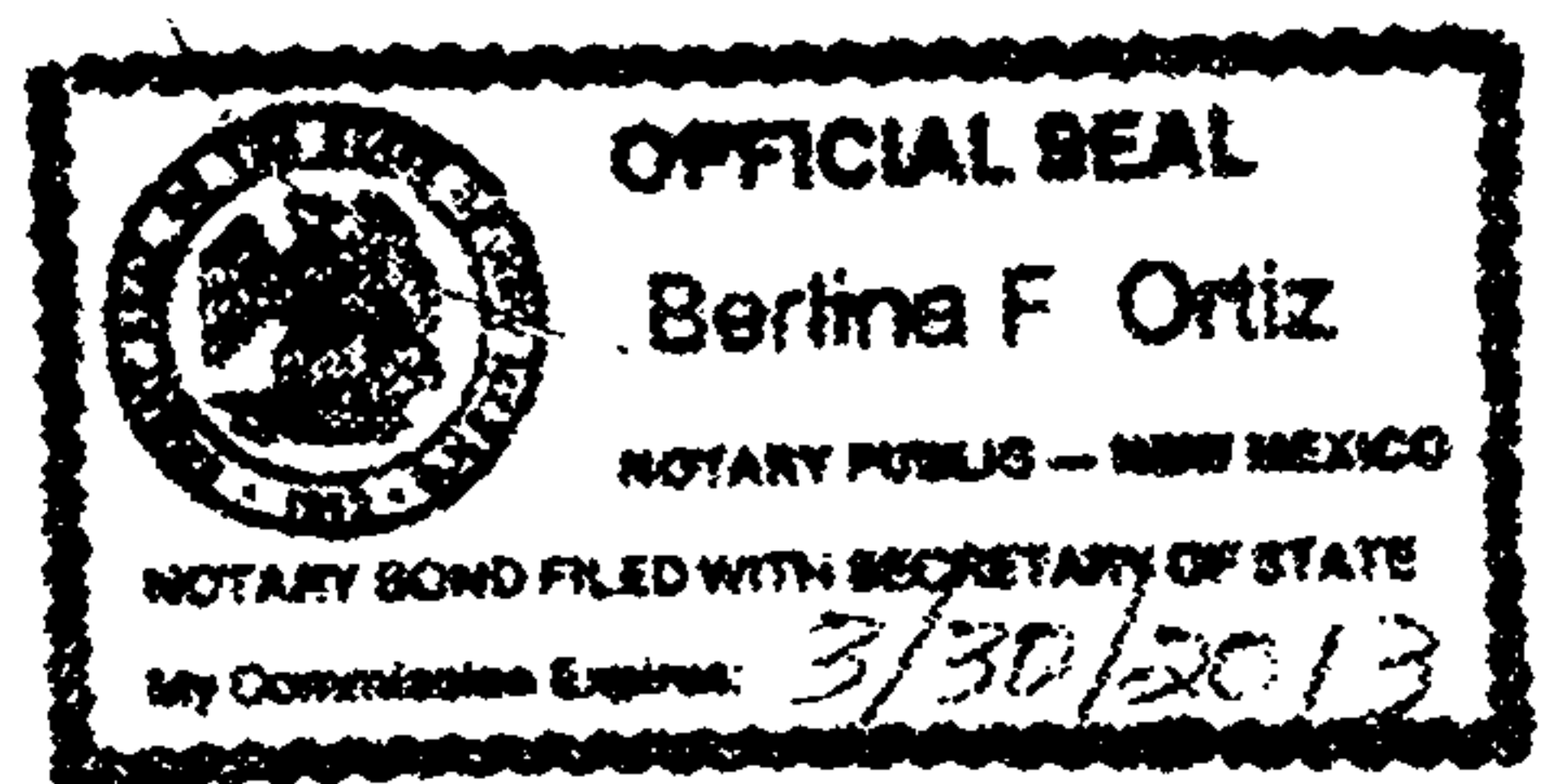
SUBDIVIDER'S NOTARY

STATE OF New Mexico)
COUNTY OF Santa Fe) ss.

This instrument was acknowledged before me on this 9th day of September, 2010 by Larry D. Cheek, Executive Vice President, of First National Bank of Santa Fe.

My Commission Expires:

Berlina F. Ortiz
Notary Public



CITY OF ALBUQUERQUE

[Signature]

VE 9/22/10

City Engineer

Dated: 9-23-10

9-21-10

CITY'S NOTARY

STATE OF NEW MEXICO)

) ss.

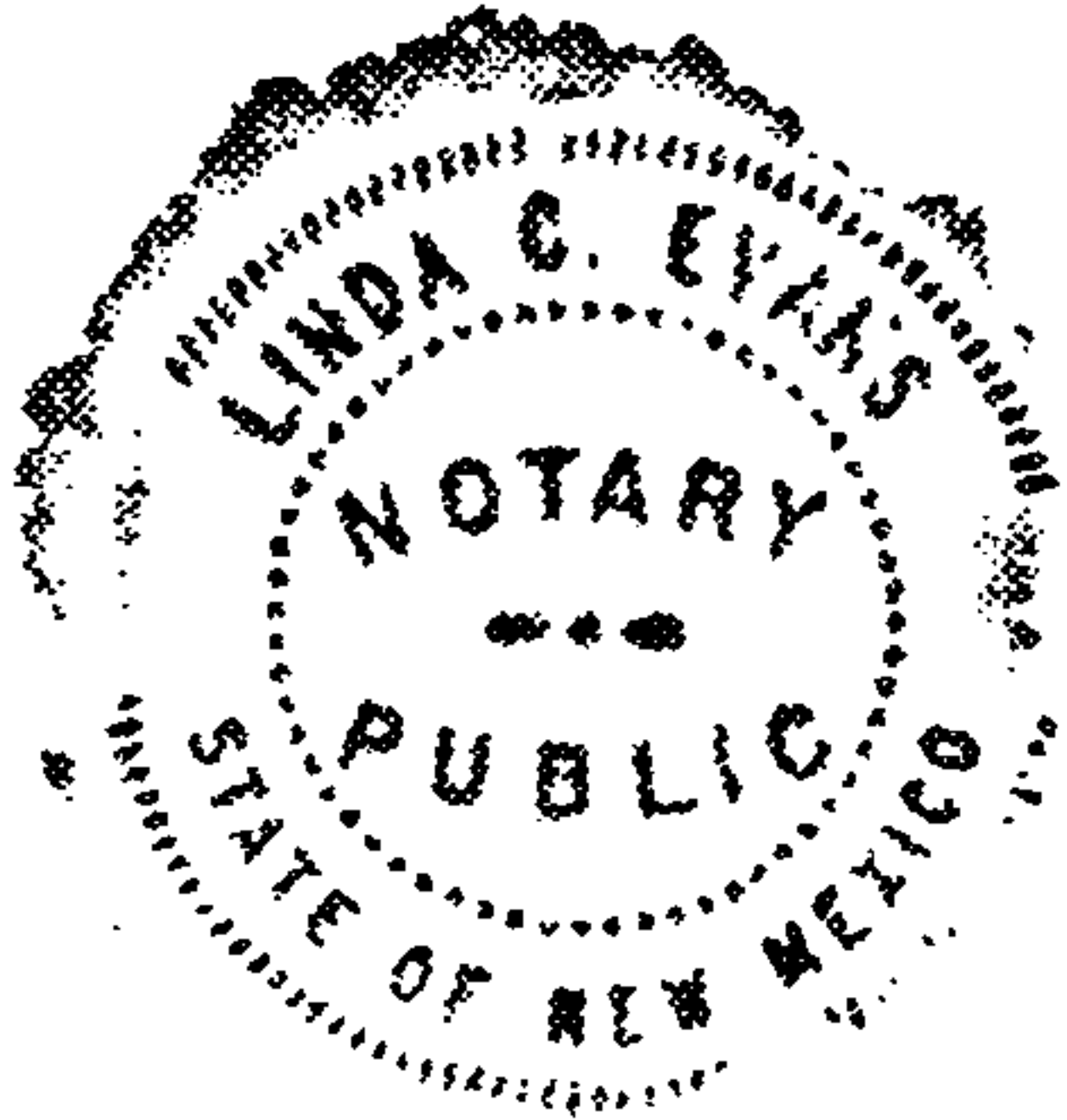
COUNTY OF BERNALILLO)

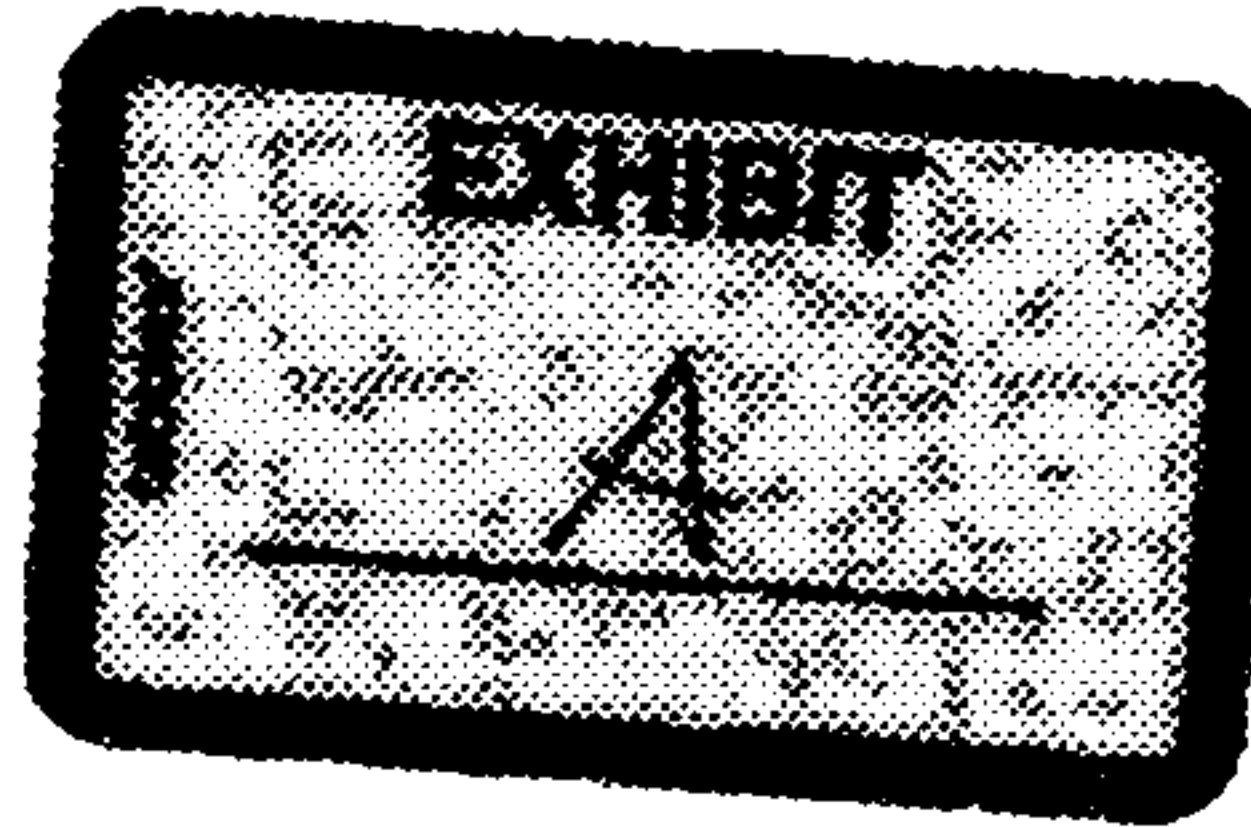
This instrument was acknowledged before me on this 23rd day of September 2010 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires:

10-07-12

[Signature]
Notary Public





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 1, 2010

Project# 1003684

10DRB-70212 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE Unit(s) 1**, zoned R-1, located on the north side of MCMAHON BLVD NW and the south side of the CALABACILLAS ARROYO containing approximately 40.3491 acre(s). (A-10)

At the September 1, 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 16, 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).

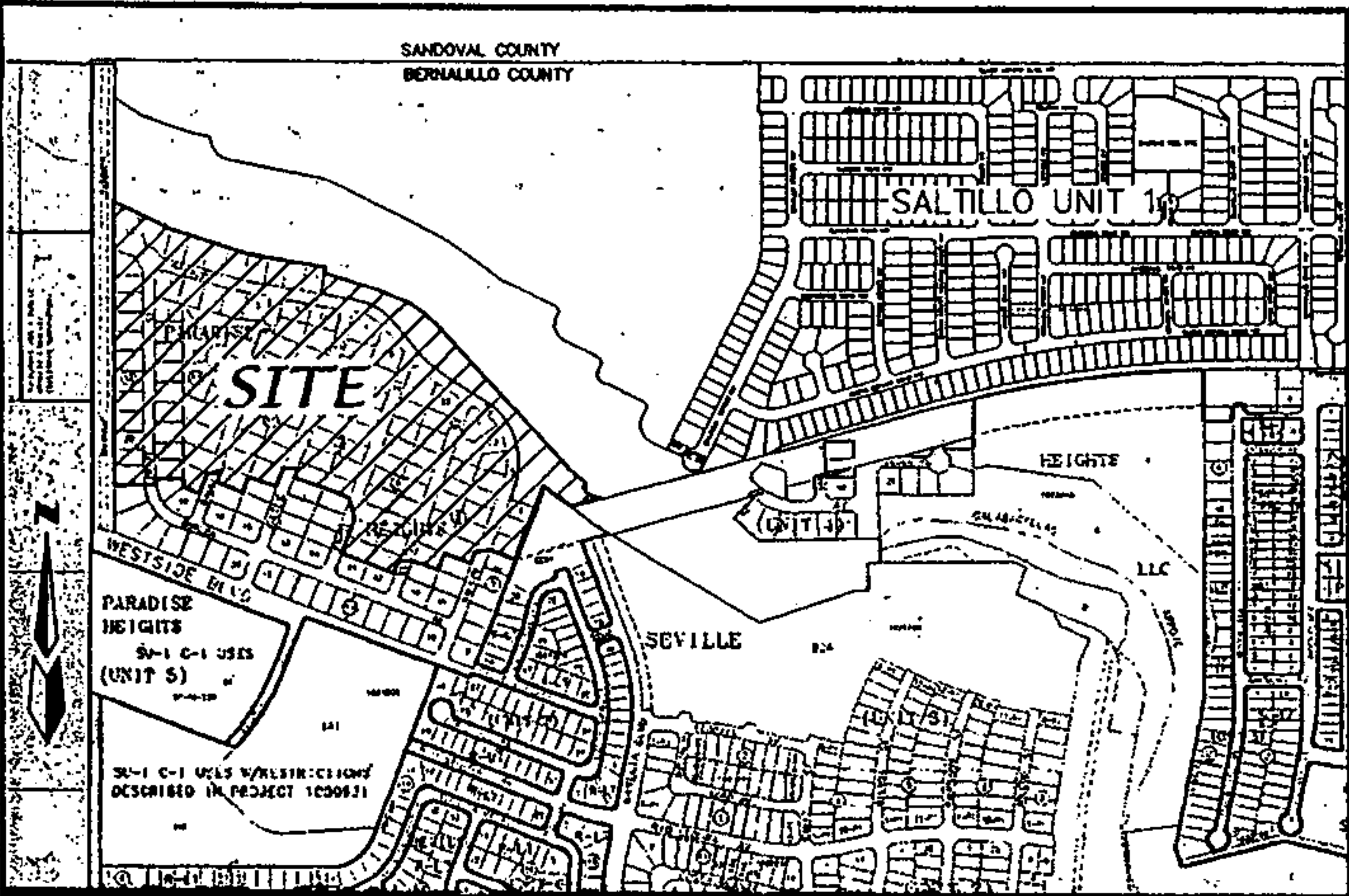

Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199

Cc: Collatz, Inc. – P.O. box 2010 – Corrales, NM 87048

Marilyn Maldonado

file



LOCATION MAP

ZONE ATLAS A-10-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage	40.3451 Ac.
Zone Atlas No.	A-10-Z
No. of Existing Tracts/Lots	3 Tracts/120 Lots
No. of Tracts/Lots/Parcels created	11 Tracts/191 Lots
No. of Lots/Tracts eliminated	3 Tracts/120 Lots
Miles of full width streets created	1.83
Miles of half width streets created	0.12
Right-of-Way area vacated	7.4294 Ac.
Street Area dedicated to the City of Albuquerque	11.7958 Ac.
Date of Survey	May, 2003
Utility Control Location System Log Number	2004082799
Zoning	R-1

FREE CONSENT AND DEDICATION:

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

OWNER: Capital Alliance Investments, LLC
A New Mexico Limited Liability Company

BY: [Signature] 5/18/06
Mike Marra, Authorized Agent DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 18, 2006
By Mike Marra, Authorized Agent of Capital Alliance Investments, LLC, A New Mexico Limited Liability Company on behalf of said Company.

[Signature] 4-7-09
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS P, Q & R, SALTILLO UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 2006 in Book 2006C, Page 170; together with Lots 1 thru 3, Block 7; Lots 1 thru 8 and 14 thru 20, Block 8; Lots 1 thru 10, and 13 thru 22, Block 9; Lots 1 thru 9 and 18 thru 25, Block 10; Lots 1 thru 10 and 16 thru 24, Block 11; Lots 1 thru 16 and 19 thru 27, Block 12; and Lots 1 thru 22, Block 13 of PARADISE HEIGHTS, UNIT FIVE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1973 in Volume D5, Folio 111, together with all of Pratt Street N.W., and portions of Ramsey Street N.W., Gates Street N.W., Frost Street N.W., Mason Street N.W. and Navajo Drive N.W. and containing 40.3451 acres more or less. (See sheet 7 for metes and bounds description)

NOTES

(SEE SHEET 4)

PURPOSE OF PLAT

1. Subdivide 120 existing lots, 3 Tracts and vacated right-of-way into 191 Residential Lots and 11 Tracts.
2. Grant Easements as shown hereon.
3. Dedicate Right-of-Way as shown hereon.
4. Vacate easements and right-of-way as shown hereon.



OWNER: Collatz, Inc.
A New Mexico Corporation

BY: [Signature] 5/18/06
Arian Collatz, President DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 18, 2006
By Arian Collatz, President of Collatz, Inc., A New Mexico Corporation on behalf of said Corporation.

[Signature] June 14, 2006
NOTARY PUBLIC MY COMMISSION EXPIRES



OWNER: Saltillo Communities, LLC
(Tracts P, Q and R Saltillo Unit 1)

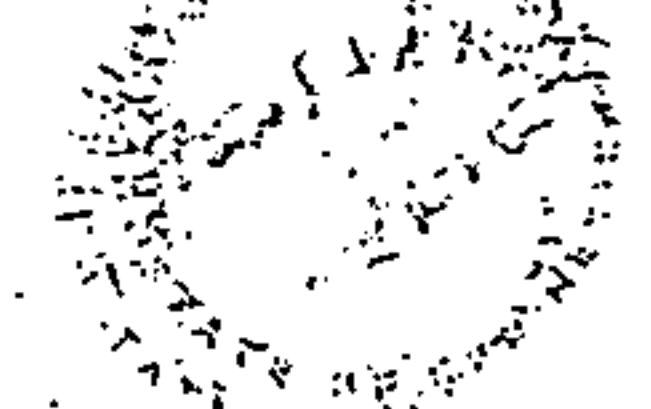
BY: [Signature] 5/23/06
Rex Wilson, Member DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 23, 2006
By Rex Wilson, Member of Saltillo Communities, LLC, A New Mexico Limited Liability Company on behalf of said Company.

[Signature] May 23, 2007
NOTARY PUBLIC MY COMMISSION EXPIRES



E:\A4063AR\FINAL PLATS\A4063FPS1.DWG (01-23-06) RDQ

PLAT FOR
ANASAZI RIDGE UNIT 1
UNIT 1
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2006

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1003684

Application Number: 06DRB-20897

PLAT APPROVAL

Utility Approvals:

<u>[Signature]</u> PNM Electric Services	<u>6-20-06</u> Date
<u>[Signature]</u> PNM Gas Services	<u>6-20-06</u> Date
<u>[Signature]</u> Qwest	<u>6-20-06</u> Date
<u>[Signature]</u> Comcast	<u>6-20-06</u> Date
<u>[Signature]</u> New Mexico Utilities, Inc.	<u>6-27-05</u> Date

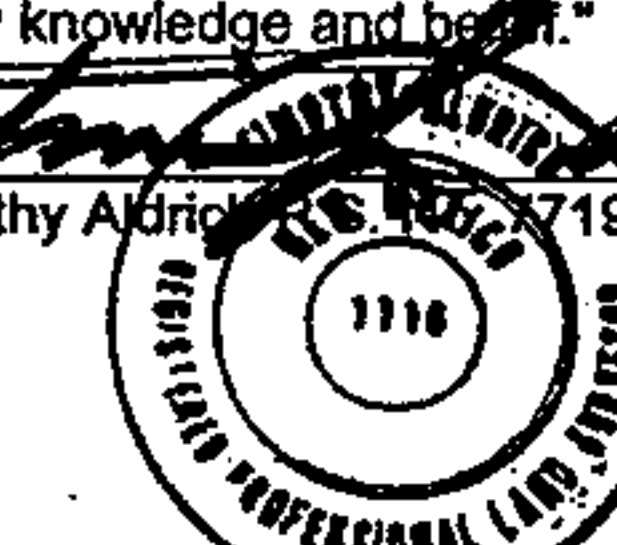
City Approvals:

<u>[Signature]</u> City Surveyor	<u>6-19-06</u> Date
<u>[Signature]</u> Real Property Division	<u>6-28-06</u> Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	<u>6-28-06</u> Date
<u>[Signature]</u> Water Utility Department	<u>6-28-06</u> Date
<u>[Signature]</u> Parks and Recreation Department	<u>6/28/06</u> Date
<u>[Signature]</u> AMA/CA	<u>6-28-06</u> Date
<u>[Signature]</u> City Engineer	<u>6/28/06</u> Date
<u>[Signature]</u> DRB Chairperson, Planning Department	<u>06/29/06</u> Date

SURVEYOR'S CERTIFICATION

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

[Signature] 06-19-06
Timothy Aldrich, R.L.S. #719 DATE



ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990

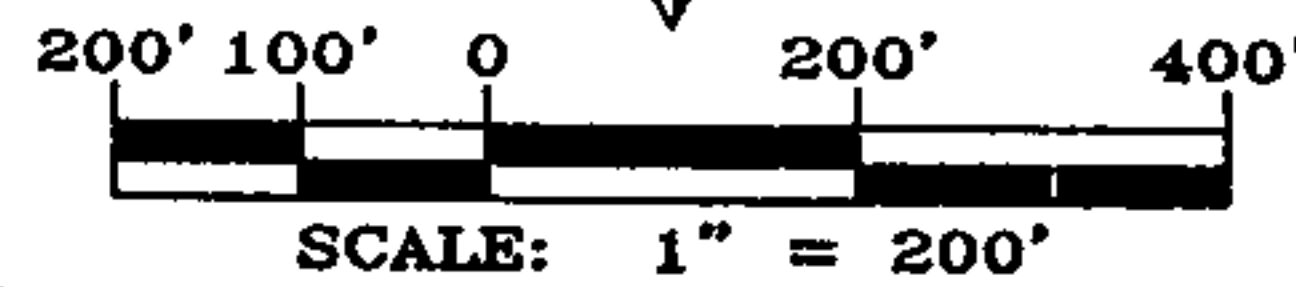
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Scale: N/A	Date: 05/18/06	Job: A04063	

PLAT FOR
ANASAZI RIDGE UNIT 1
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMMP
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2006

LINE DATA					
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S09°48'16"W	32.34	L18	S20°50'24"W	78.44
L2	S55°40'11"E	218.51	L19	N69°09'36"W	121.35
L3	S12°18'08"E	90.08	L20	S20°50'24"W	85.45
L4	S74°41'06"W	111.80	L21	N69°09'36"W	121.38
L5	N69°10'24"W	138.31	L22	N20°50'24"E	57.46
L6	S20°49'18"W	62.21	L23	S67°09'52"W	34.45
L7	N69°09'36"W	119.87	L24	S20°50'24"W	101.86
L8	S20°50'24"W	80.00	L25	N66°33'19"W	72.42
L9	N69°09'36"W	119.98	L26	N00°13'43"E	44.42
L10	S20°50'24"W	7.19	L27	N89°45'07"W	122.57
L11	S20°50'24"W	44.16	L28	S00°13'43"W	27.13
L12	N69°09'36"W	239.88	L29	S86°40'18"W	171.90
L13	N20°50'24"E	160.00	L30	S80°18'15"E	55.57
L14	N11°13'40"W	94.18	L57	S69°09'36"E	92.69
L15	N69°09'36"W	239.94	L58	N80°49'20"W	102.77
L16	N20°50'24"E	41.07	L59	S20°50'24"W	145.25
L17	S87°09'52"W	54.60	L72	N00°13'43"E	126.68

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	38.54	5000.00	0°26'30"	19.27	N77°04'42"E	38.54
C2	57.72	5000.00	0°39'41"	28.86	N80°52'05"E	57.72
C3	20.04	775.00	1°28'53"	10.02	N87°54'19"E	20.04
C4	13.21	148.05	05°06'41"	6.61	S02°19'16"E	13.20
C5	73.40	325.00	12°56'22"	36.85	S62°08'22"E	73.24
C6	122.15	155.00	45°09'06"	64.44	S78°14'45"E	119.01
C7	218.68	205.00	61°07'10"	121.04	S70°15'43"E	208.46
C8	111.10	275.00	23°08'50"	56.32	S51°16'33"E	110.35
C9	313.34	355.17	50°32'50"	167.69	S37°34'33"E	303.28
C10	48.70	30.00	93°00'46"	31.62	S58°48'31"E	43.53
C162	57.35	50.00	65°43'17"	32.30	S42°02'19"E	54.26

TIE= N71°41'35"E, 7858.78'
 NGS MONUMENT
 "1-A8"
 Y=1531818.60
 X=350152.25
 G-G=0.9996593
 Δα=-00°17'21"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5570.04



EXISTING EASEMENTS

- ① EXISTING 7' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, D5-111) VACATED BY V-05DRB-00118
- ② EXISTING 5' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, D5-111) VACATED BY V-05DRB-00118
- ③ EXISTING 15' DRAINAGE EASEMENT (03-12-73, D5-111)
- ④ EXISTING 20' C.O.A. WATERLINE EASEMENT (06-01-06, 06C-170)
- ⑤ EXISTING 50' R.E.A. EASEMENT (03-12-73, D5-111)
- ⑥ EXISTING 40' DRAINAGE EASEMENT (03-12-73, D5-111)
- ⑦ EXISTING 50' PLAINS ELECTRIC EASEMENT (05-08-53, BK. 14, PG.341)
- ⑧ EXISTING PUBLIC ROADWAY EASEMENT (12-20-00, 02C-310)
- ⑨ EXISTING 20' C.O.A. SANITARY SEWER EASEMENT (06-01-06, 06C-170)
- ⑩ EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (04-72, BK. D916, PG.122)
- ⑪ EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (01-11-71, BK.D887, PG.607)
- ⑫ EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (01-11-71, BK. D887, PG.607)
- ⑬ EXISTING 10' PUBLIC UTILITY EASEMENT (06-01-06, 06C-170)

SITE BENCHMARK

ACS MONUMENT
 "SANDBERN"
 ELEVATION=5456.92
 (SLD 1929)



P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

SEE SHEET 8 FOR LINE & CURVE DATA

Dwg: A4063FPS2.dwg	Drawn: RICHARD	Checked: ALS	Sheet of 8
Scale: 1"=200'	Date: 06/19/06	Job: A04063	2 8

NOTE: (PROPERTY LINES TO BE ELIMINATED BY THIS PLAT.)

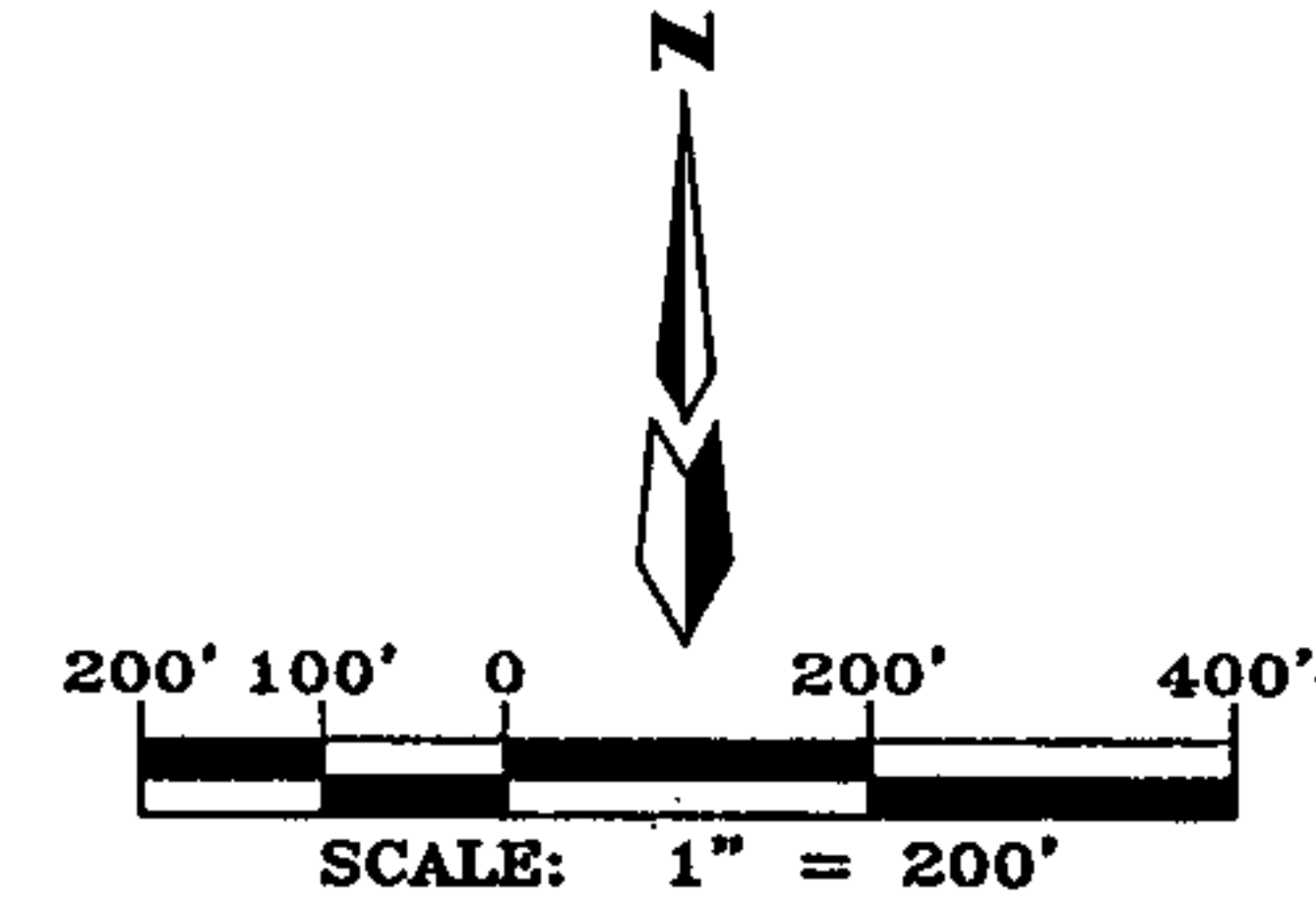
ALL OF: PARADISE HEIGHTS, UNIT FIVE: LOTS 1 THRU 3, BLOCK 7; LOTS 1 THRU 8 AND LOTS 14 THRU 20, BLOCK 8; LOTS 1 THRU 10 AND 13 THRU 22, BLOCK 9; LOTS 1 THRU 9 AND LOTS 18 THRU 25, BLOCK 10; LOTS 1 THRU 10 AND LOTS 16 THRU 24, BLOCK 11; LOTS 1 THRU 9, 11 THRU 16 AND LOTS 19 THRU 27, BLOCK 12; LOTS 1 THRU 22, BLOCK 13; AND ALL OF TRACTS P, Q AND R, SALTILLO UNIT 1.

/// DENOTES RIGHT-OF-WAY VACATION

A PORTION OF: RAMSEY STREET N.W., GATES STREET N.W., FROST DRIVE N.W. MASON STREET N.W. AND NAVAJO DRIVE N.W.
 ALL OF: PRATT STREET N.W.
 VACATED BY: 05DRB-00118

EXISTING RIGHT-OF-WAY VACATION
 325,625 SQUARE FEET
 7.4294 ACRES

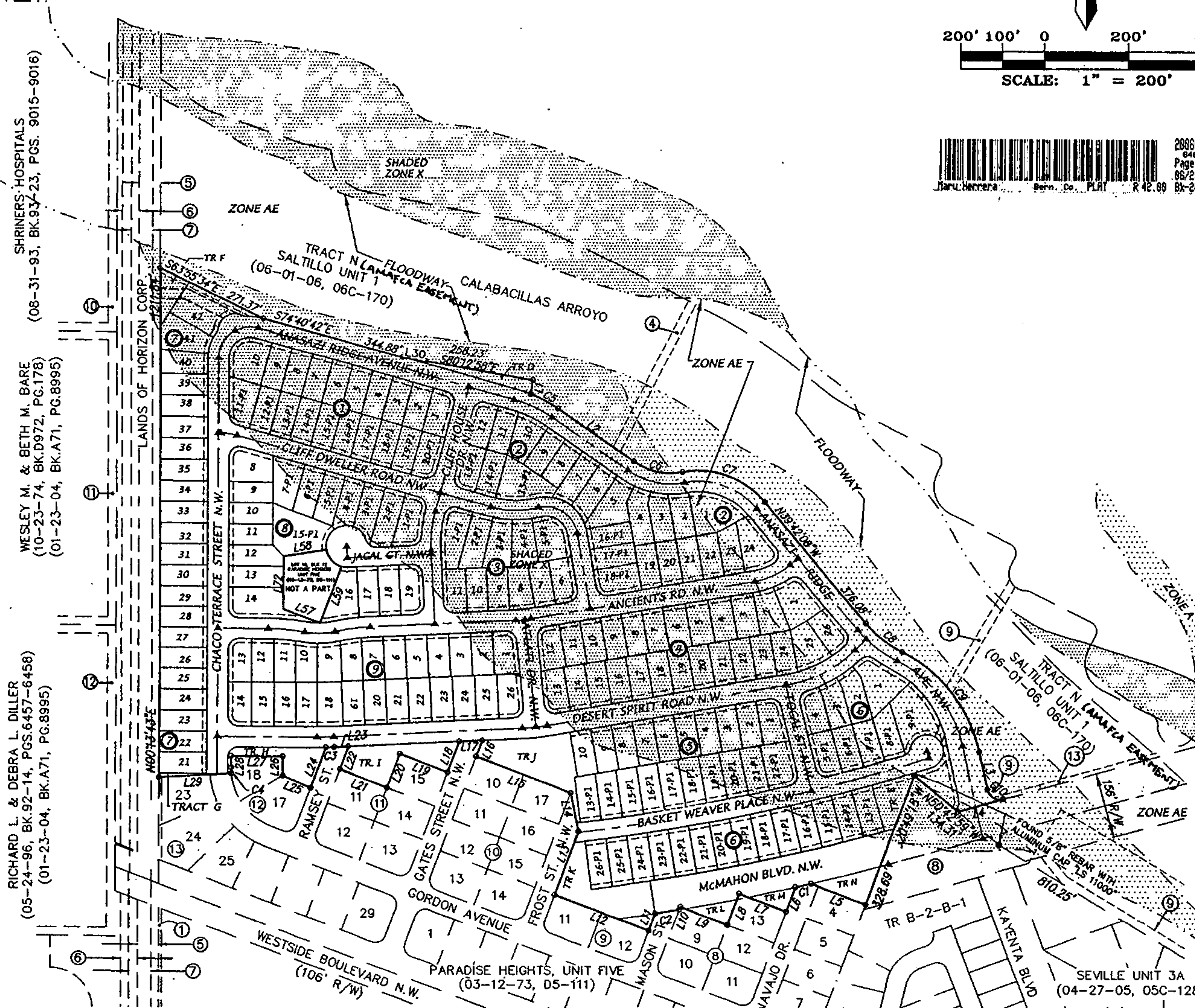
PLAT FOR
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 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2006



200' 100' 0 200' 400'
 SCALE: 1" = 200'

EXISTING EASEMENTS

- ① EXISTING 7' ELECTRIC AND TELEPHONE EASEMENT
 (03-12-73, D5-111)
 VACATED BY V-05DRB-00118
- ② EXISTING 5' ELECTRIC AND TELEPHONE EASEMENT
 (03-12-73, D5-111)
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- ③ EXISTING 15' DRAINAGE EASEMENT
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- ⑧ EXISTING PUBLIC ROADWAY EASEMENT
 (12-20-00, 02C-310)
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 (06-01-06, 06C-170)
- ⑩ EXISTING 20' APPURTENANT EASEMENT
 FOR PUBLIC ROADWAY AND UTILITIES
 (04-72, BK.D916, PG.122)
- ⑪ EXISTING 20' APPURTENANT EASEMENT
 FOR PUBLIC ROADWAY AND UTILITIES
 (10-23-74, BK.D972, PG.178)
- ⑫ EXISTING 20' APPURTENANT EASEMENT
 FOR PUBLIC ROADWAY AND UTILITIES
 (01-11-71, BK.D887, PG.607)
- ⑬ EXISTING 10' PUBLIC UTILITY EASEMENT
 (06-01-06, 06C-170)



SHRINERS HOSPITALS
 (08-31-93, BK.93-23, PGS. 9015-9016)

WESLEY M. & BETH M. BARE
 (10-23-74, BK.D972, PG.178)
 (01-23-04, BK.A71, PG.8995)

RICHARD L. & DEBRA L. DILLER
 (05-24-96, BK.92-14, PGS.6457-6458)
 (01-23-04, BK.A71, PG.8995)

LIMITS OF FEMA FLOOD ZONES
 Until such time that the LOMR is issued to FEMA to remove the floodplain, this area and any future lots that develop in this area may be required by the mortgage company to obtain Flood Insurance.



ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

SEE SHEET 2 & 8 FOR LINE AND CURVE DATA

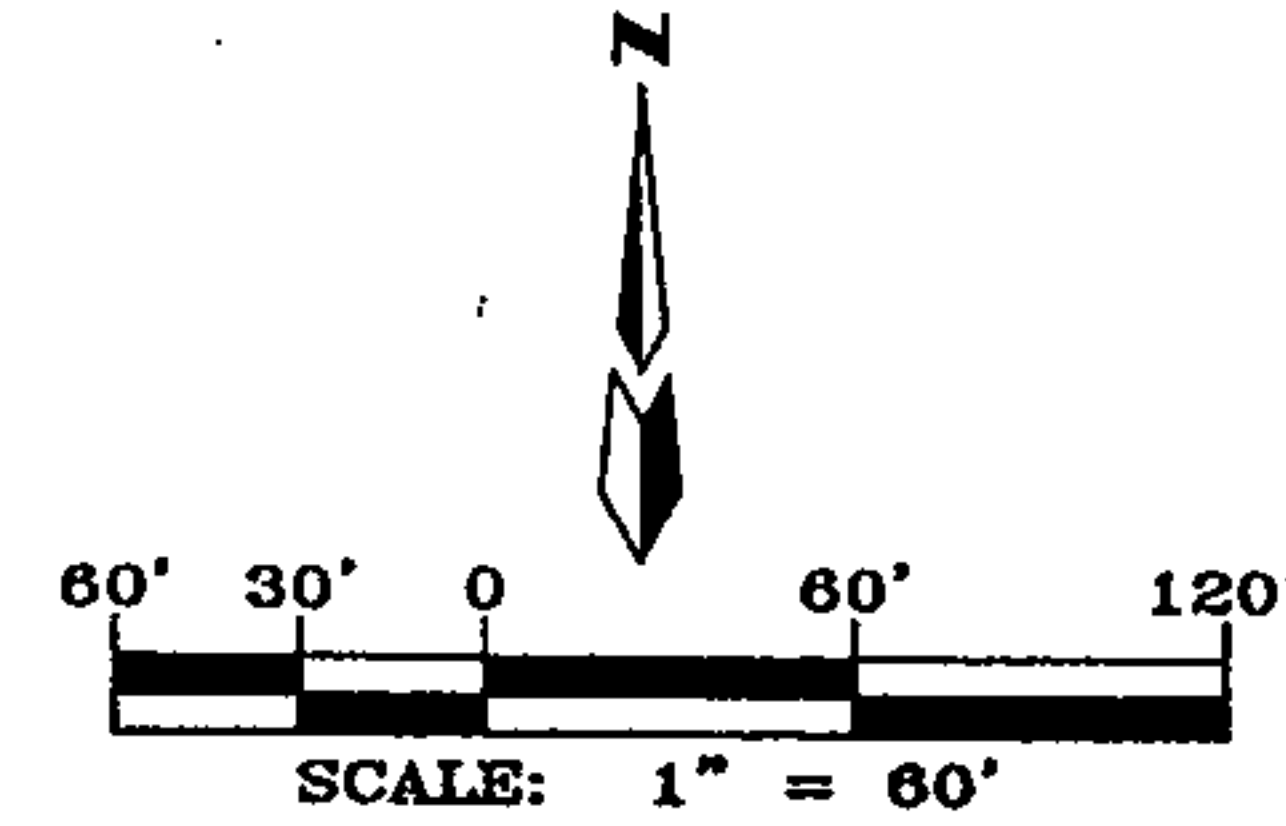
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Scale: 1" = 200'	Date: 06/16/06	Job: A04063	

PLAT FOR
ANASAZI RIDGE UNIT 1
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2006

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
 GRANTED WITH THIS PLAT
 R/W = RIGHT-OF-WAY
 C.O.A. = CITY OF ALBUQUERQUE

ALL STREETS SHOWN HEREON ARE
 HEREBY DEDICATED IN FEE SIMPLE
 WITH WARRANTY COVENANTS AS
 PUBLIC RIGHT-OF-WAY



NEW EASEMENTS

- (A) 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.
- (B) 25' PUBLIC SANITARY SEWER EASEMENT GRANTED EXCLUSIVELY TO THE C.O.A. WITH THIS PLAT.
- (C) PUBLIC ROADWAY AND UTILITY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.



NOTES:

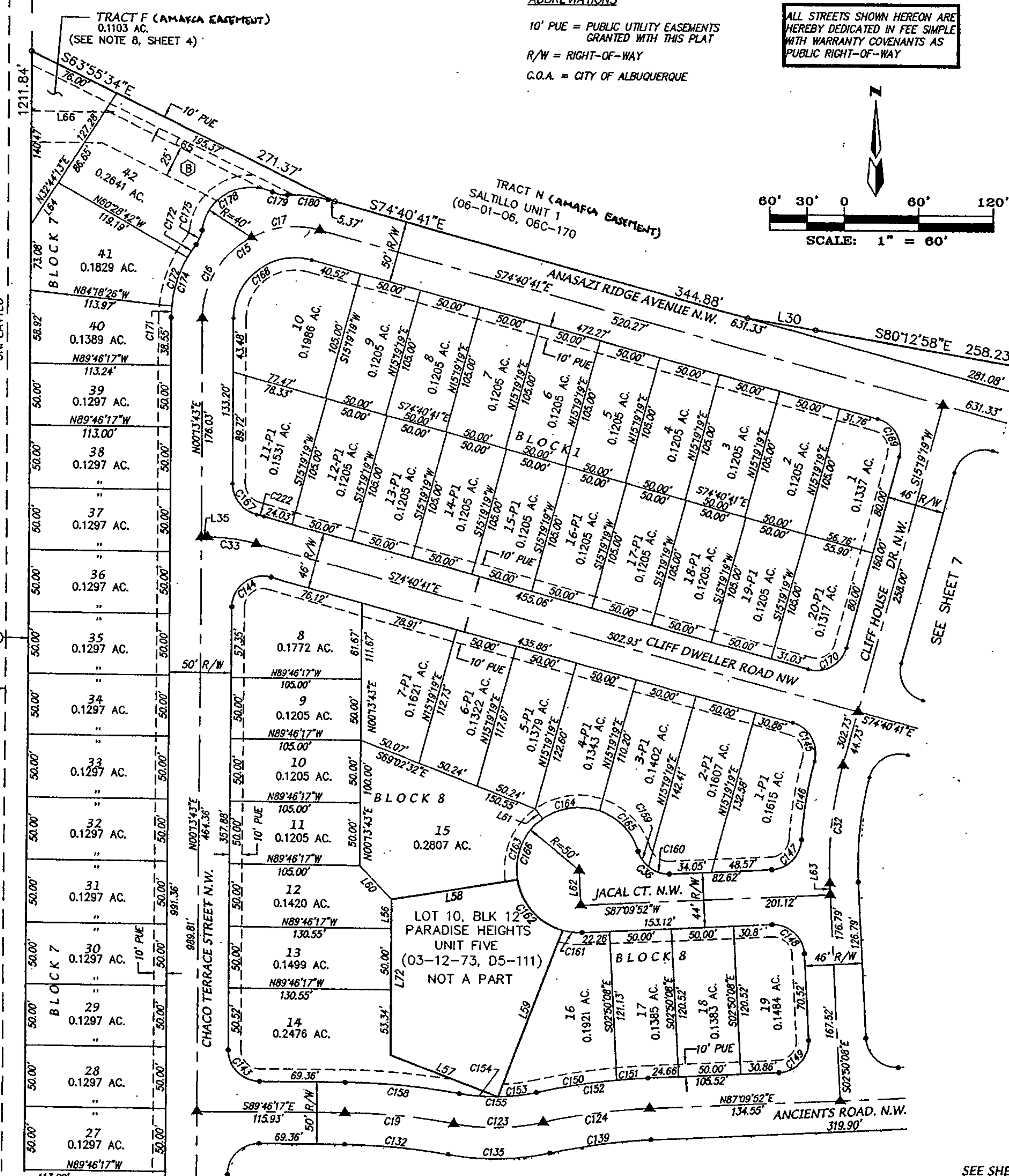
1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:
 PLAT OF "SALTILLO UNIT 1", (06-01-06, 06C-170)
 PLAT OF "RIO RANCHO ESTATES, UNIT 10", (05-06-68, BK.1 - PG.75)
 PLAT OF "PARADISE HEIGHTS, UNIT FOUR", (05-07-68, D3-201)
 REPLAT OF "PARADISE HEIGHTS, UNIT FOUR", (07-03-75, D8-161)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE", (03-12-73, D5-111)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE, TRACT B-1", (09-19-95, 95C-348)
 PLAT OF "SEVILLE", UNIT 7 (02-26-04, 04C-63)
 PLAT OF "SEVILLE, UNIT 3A", (04-27-05, 05C-128)
 PLAT OF "LANDS OF PARADISE HEIGHTS, L.L.C.", (06-24-03, 03C-189)
 RESULT OF SURVEY "NW 1/4 NW 1/4 TRACT 12 AND THE NORTH LINE OF THE NORTH 1/2 NE 1/4 TRACT 12 (08-30-00, 2000S-127)
 "QUIT CLAIM DEED" (10-15-03, BK. 406, PGS. 177138-177170)
 "SPECIAL WARRANTY DEED" (04-27-95, BK. 95-10, PGS. 3147-3158)
 records of Bernalillo County, New Mexico.
5. All street centerline monumentation shall be installed at all pc's, pt's, angle points and street intersections and shown thus (▲) and will be marked by (4") Aluminum Cap stamped: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION DO NOT DISTURB PLS 7719"
6. Unless otherwise noted all corners are set #5 rebar with cap "ALS LS 7719" (TYP.).
7. Tracts "E" and "G" thru "N" are reserved for Future Development.
8. Tracts "D" AND "F" are hereby dedicated to the City of Albuquerque Open Space with this plat. Tracts D and F are eligible for Open Impact Fee Credits as shown on the CCIP when they are dedicated to the City. A Public Drainage Easement over and across Tracts "D" and "F" is hereby granted to A.M.A.F.C.A. with this plat. (See Sheet 7 for Dedication)
9. This subdivision is within the New Mexico Utilities, Inc. franchise area. Water and Sanitary Sewer capabilities are based on the New Mexico Utilities, Inc. and not the City of Albuquerque's.
10. All lots shown with the P-1 designation shall conform to intermittent design criteria.



SEE SHEET 8 FOR CURVE & LINE TABLE

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Dwg: A4063FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 4 of 8
Scale: 1"=60'	Date: 06/16/06	Job: A04063	8



LANDS OF HORIZON CORP.
 UNPLATTED

TRACT F (AMAFIA EASEMENT)
 0.1103 AC.
 (SEE NOTE 8, SHEET 4)

TRACT N (AMAFIA EASEMENT)
 SALTILLO UNIT 1
 (06-01-06, 06C-170)

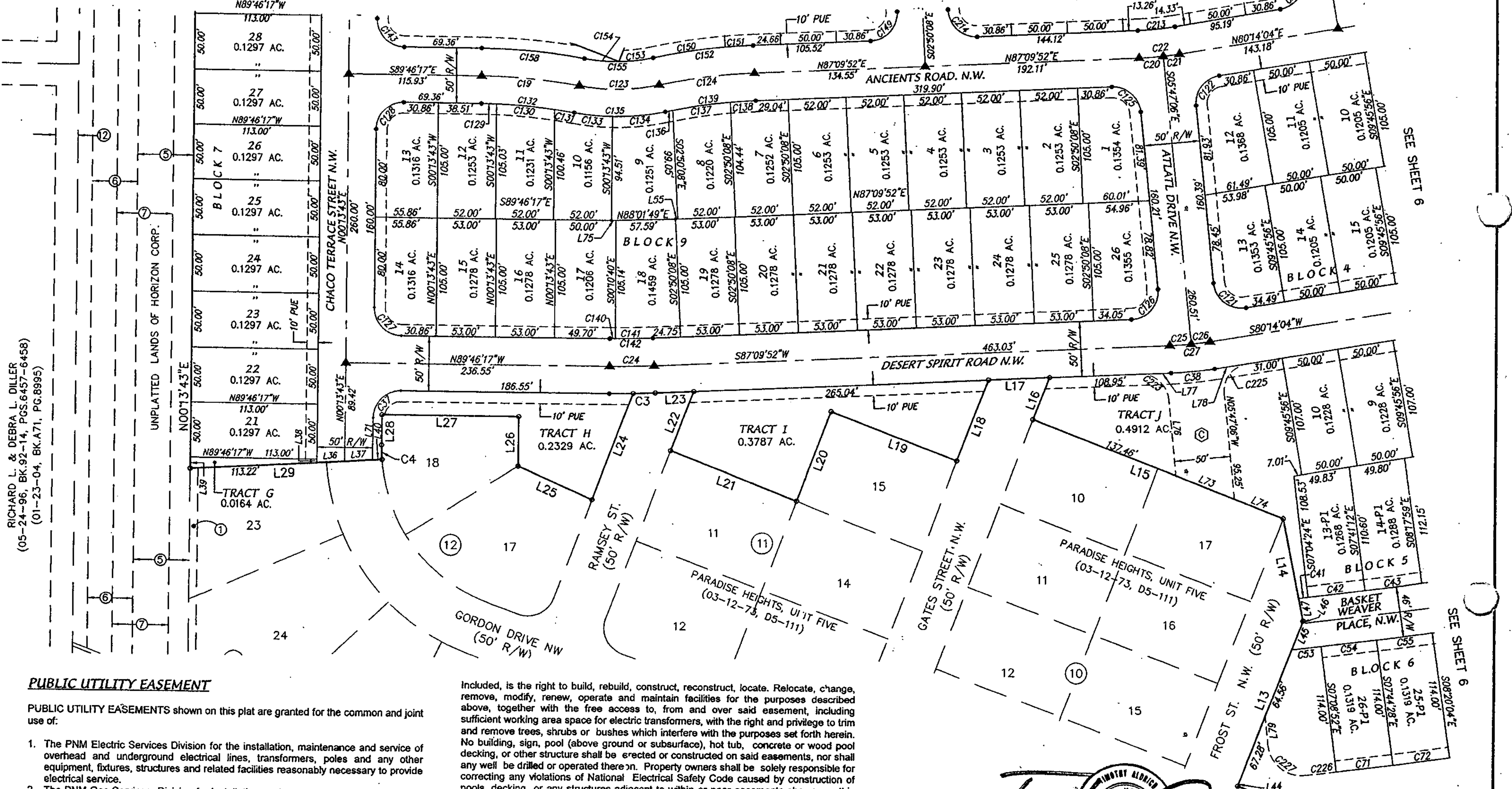
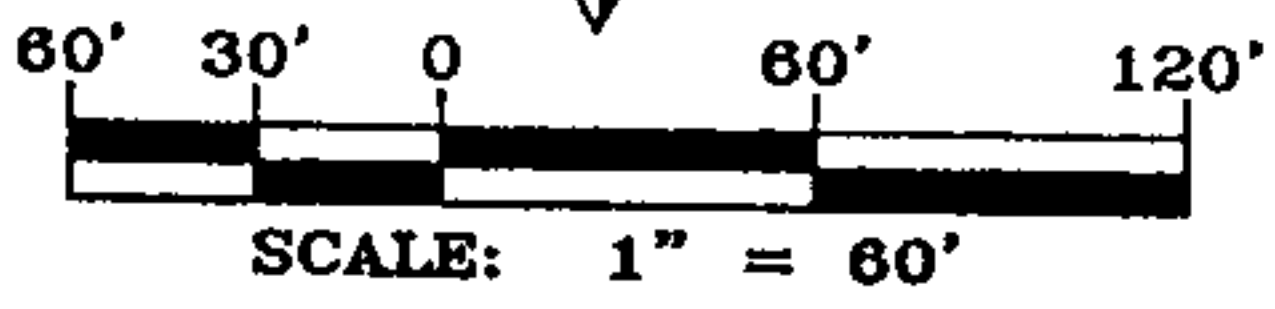
SEE SHEET 5

PLAT FOR
ANASAZI RIDGE UNIT 1
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2006

ALL STREETS SHOWN HEREON ARE
 HEREBY DEDICATED IN FEE SIMPLE
 WITH WARRANTY COVENANTS AS
 PUBLIC RIGHT-OF-WAY

ABBREVIATIONS
 10' PUE = PUBLIC UTILITY EASEMENTS
 GRANTED WITH THIS PLAT
 R/W = RIGHT-OF-WAY
 C.O.A. = CITY OF ALBUQUERQUE

NEW EASEMENTS
 (A) 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE
 CITY OF ALBUQUERQUE WITH THIS PLAT.
 (B) 25' PUBLIC SANITARY SEWER EASEMENT GRANTED
 EXCLUSIVELY TO THE C.O.A. WITH THIS PLAT.
 (C) PUBLIC ROADWAY AND UTILITY EASEMENT GRANTED
 TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.



RICHARD L. & DEBRA L. DILLER
 (05-24-96, BK-92-14, PGS.6457-6458)
 (01-23-04, BK-A71, PG.8995)

PUBLIC UTILITY EASEMENT

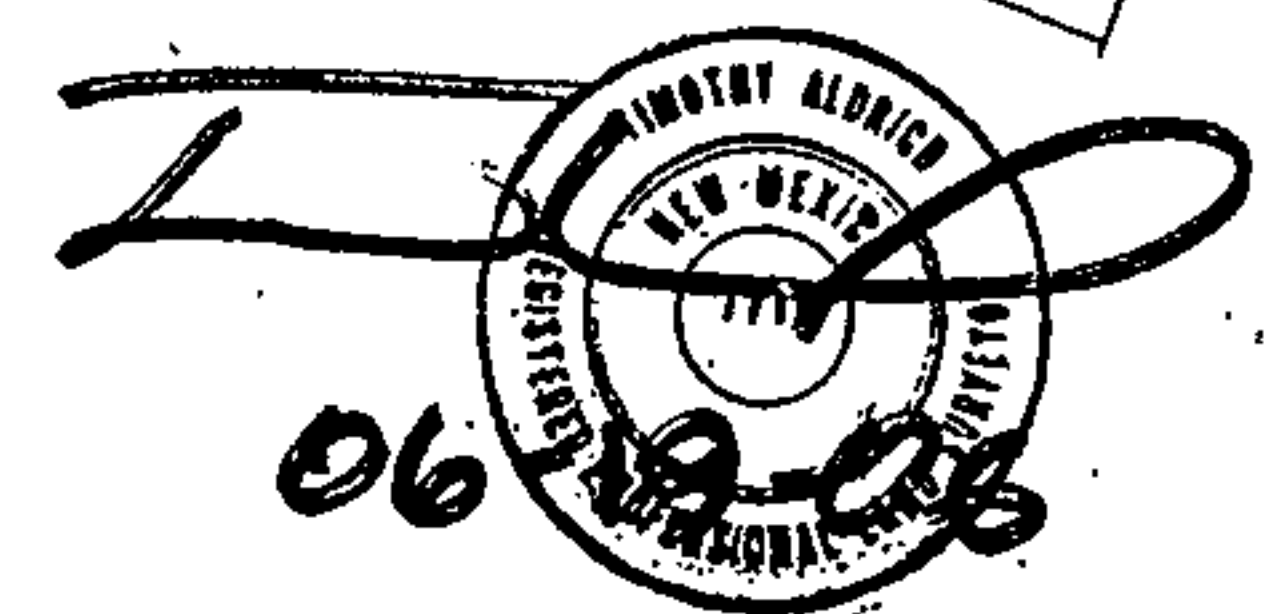
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related 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 the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

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

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



SEE SHEET 8 FOR CURVE & LINE TABLE

Dwg: A4063FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 5 of 8
Scale: 1"=60'	Date: 06/16/06	Job: A04063	

PLAT FOR ANASAZI RIDGE UNIT 1

WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTION 3 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MAY, 2006

- NEW EASEMENTS**
- (A) 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.
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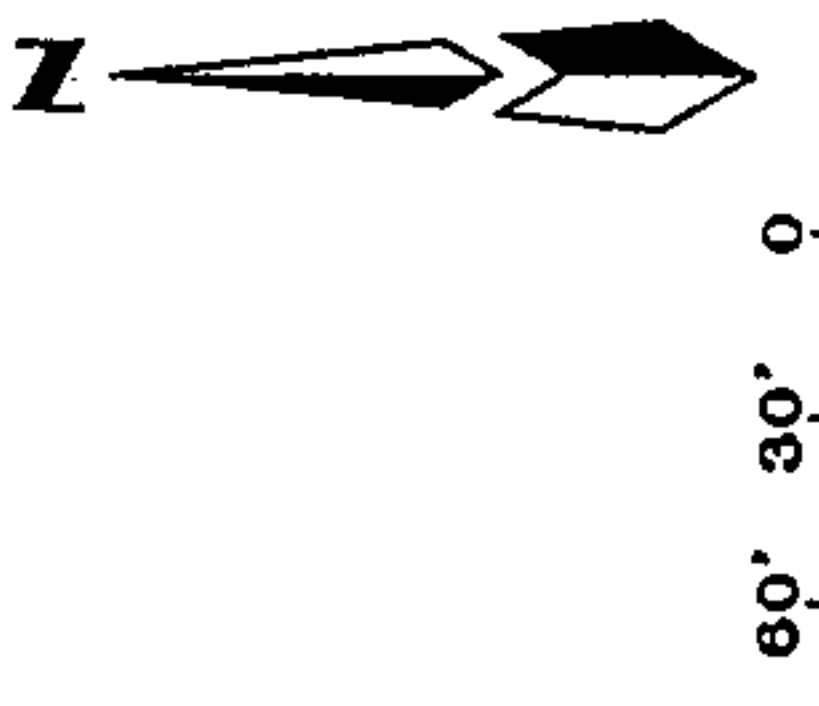
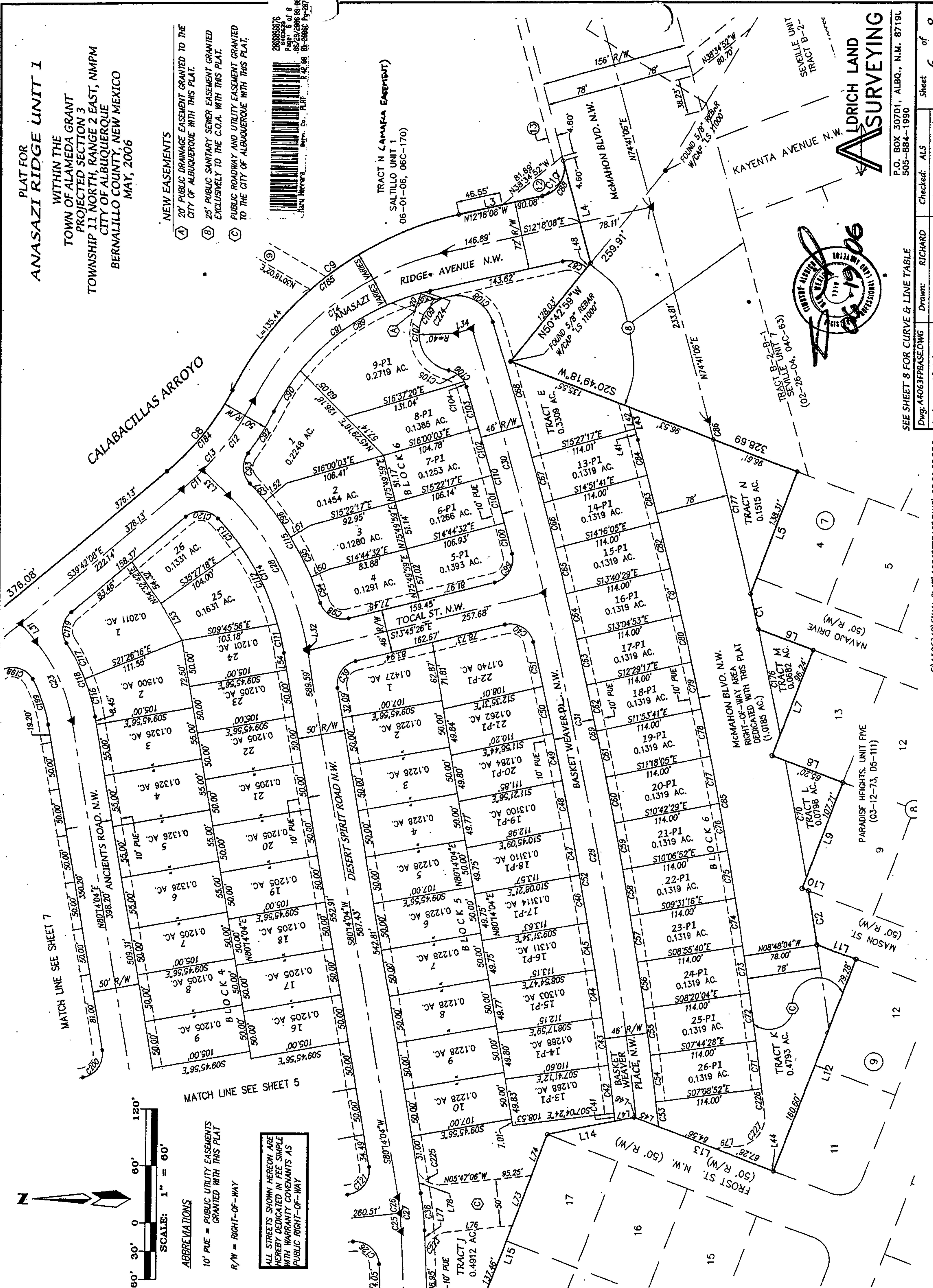


P.O. BOX 30701, ALBU., N.M. 8719C
505-884-1990

SEE SHEET 8 FOR CURVE & LINE TABLE

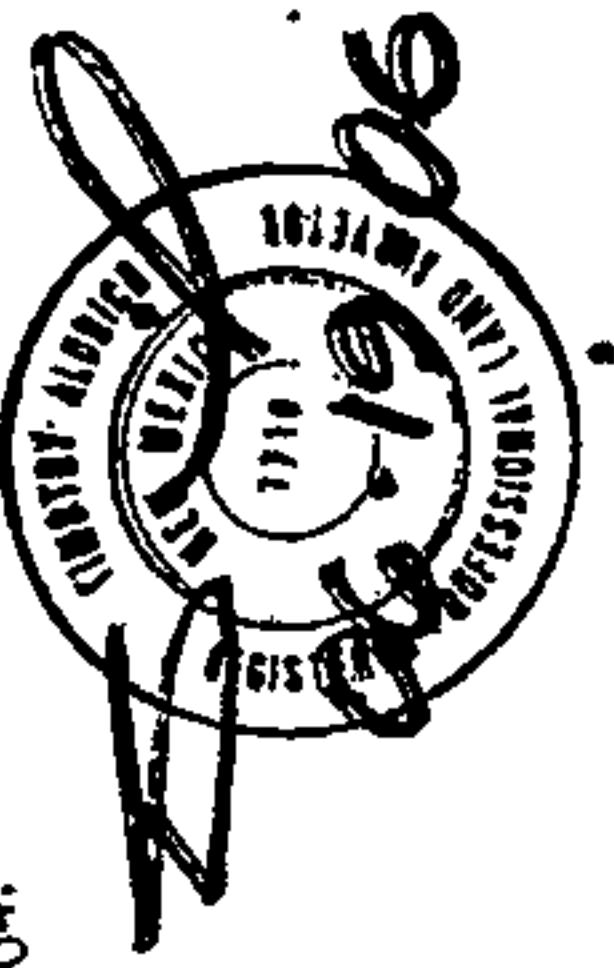
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Date: 06/16/06
Checked: ALS
Job: A04063

F:\44063\AR\FINAL PLAT\44063FPBASE.DWG\ 05-24-05 RDQ



ABBREVIATIONS
10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
R/W = RIGHT-OF-WAY

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY



DRAINAGE EASEMENT DEDICATION

**PLAT FOR
ANASAZI RIDGE UNIT 1
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2006**

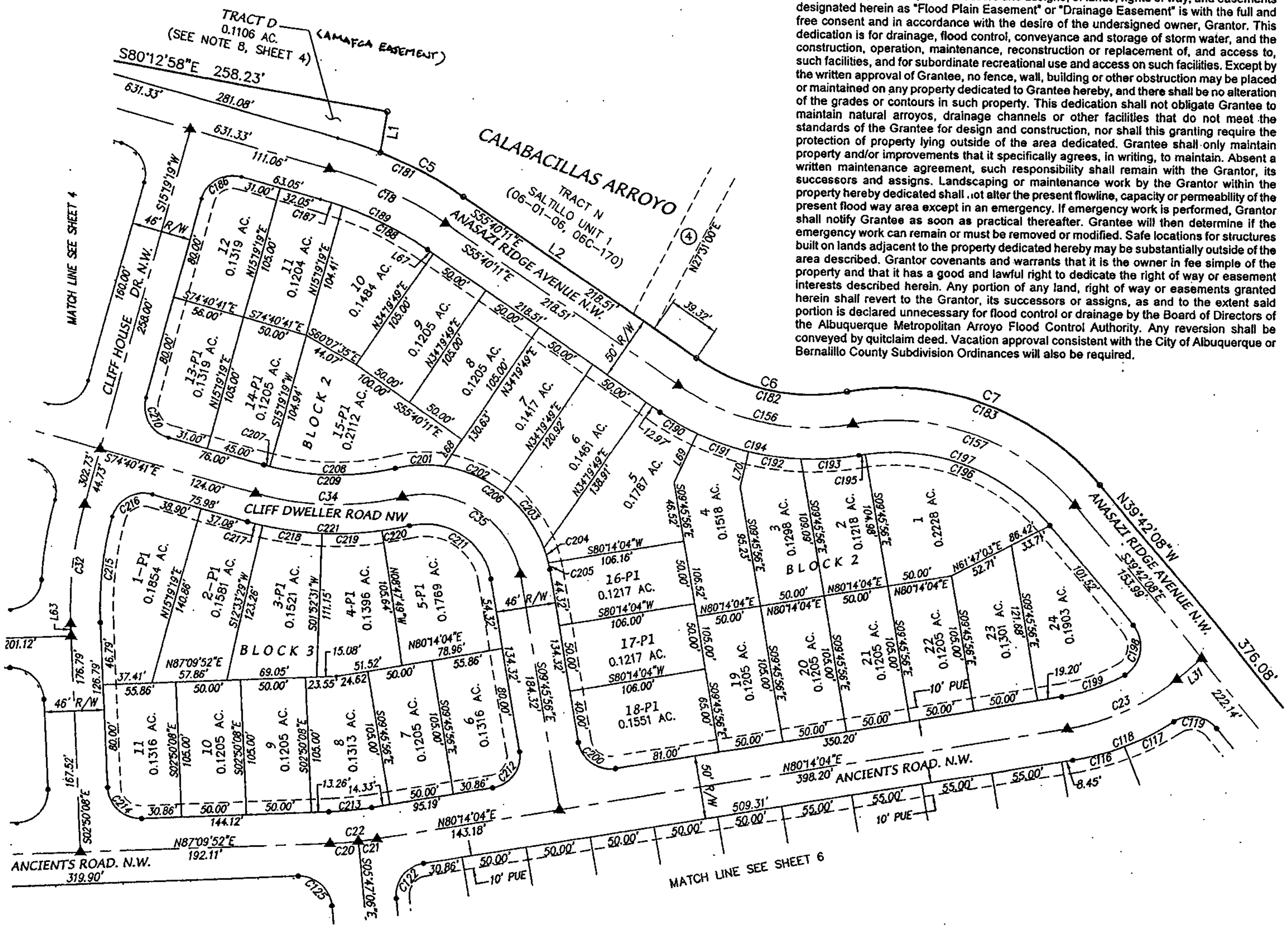
Dedication to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, Grantee, its successors and assigns, of lands, rights of way, and easements designated herein as "Flood Plain Easement" or "Drainage Easement" is with the full and free consent and in accordance with the desire of the undersigned owner, Grantor. This dedication is for drainage, flood control, conveyance and storage of storm water, and the construction, operation, maintenance, reconstruction or replacement of, and access to, such facilities, and for subordinate recreational use and access on such facilities. Except by the written approval of Grantee, no fence, wall, building or other obstruction may be placed or maintained on any property dedicated to Grantee hereby, and there shall be no alteration of the grades or contours in such property. This dedication shall not obligate Grantee to maintain natural arroyos, drainage channels or other facilities that do not meet the standards of the Grantee for design and construction, nor shall this granting require the protection of property lying outside of the area dedicated. Grantee shall only maintain property and/or improvements that it specifically agrees, in writing, to maintain. Absent a written maintenance agreement, such responsibility shall remain with the Grantor, its successors and assigns. Landscaping or maintenance work by the Grantor within the property hereby dedicated shall not alter the present flowline, capacity or permeability of the present flood way area except in an emergency. If emergency work is performed, Grantor shall notify Grantee as soon as practical thereafter. Grantee will then determine if the emergency work can remain or must be removed or modified. Safe locations for structures built on lands adjacent to the property dedicated hereby may be substantially outside of the area described. Grantor covenants and warrants that it is the owner in fee simple of the property and that it has a good and lawful right to dedicate the right of way or easement interests described herein. Any portion of any land, right of way or easements granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control or drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed. Vacation approval consistent with the City of Albuquerque or Bernalillo County Subdivision Ordinances will also be required.

LEGAL DESCRIPTION

A tract of land situated within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS P, Q & R, SALTILLO UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 2006 in Book 2006C, Page 170; together with Lots 1 thru 3, Block 7; Lots 1 thru 8 and 14 thru 20, Block 8; Lots 1 thru 10, and 13 thru 22, Block 9; Lots 1 thru 9 and 18 thru 25, Block 10; Lots 1 thru 10 and 16 thru 24, Block 11; Lots 1 thru 9, 11 thru 16 and 19 thru 27, Block 12; and Lots 1 thru 22, Block 13 of PARADISE HEIGHTS, UNIT FIVE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1973 in Volume D5, Folio 111, together with all of Pratt Street N.W., and portions of Ramsey Street N.W., Gates Street N.W., Frost Street N.W., Mason Street N.W. and Navejo Drive N.W. and containing 40.7524 acres more or less.

BEGINNING at a point on the northerly side of the herein described tract, from whence the Albuquerque Control Survey Monument "A-10" bears N 34°28'27" E, 773.62 feet;
 THENCE S 09°48'16" W, 32.34 feet to a point on curve;
 THENCE 73.40 feet along a curve to the right, whose radius is 325.00 feet through a central angle of 12°56'22" and whose chord bears S 82°08'22" E, 73.24 feet to a point of tangency;
 THENCE S 55°40'11" E, 218.51 feet to a point of curvature;
 THENCE 122.15 feet along a curve to the left, whose radius is 155.00 feet through a central angle of 45°09'06" and whose chord bears S 78°14'45" E, 119.01 feet to a point of reverse curve;
 THENCE 218.68 feet along a curve to the right, whose radius is 205.00 feet through a central angle of 61°07'10" and whose chord bears S 70°15'43" E, 208.46 feet to a point of tangency;
 THENCE S 39°42'08" E, 376.13 feet to a point of curvature;
 THENCE 111.10 feet along a curve to the left, whose radius is 275.00 feet through a central angle of 23°08'50" and whose chord bears S 51°16'33" E, 110.35 feet to a point of reverse curve;
 THENCE 313.34 feet along a curve to the right, whose radius is 355.17 feet through a central angle of 50°32'50" and whose chord bears S 37°34'33" E, 303.28 feet to a point of tangency;
 THENCE S 12°18'08" E, 90.08 feet to a point of curvature;
 THENCE 48.70 feet along a curve to the left, whose radius is 30.00 feet through a central angle of 93°00'46" and whose chord bears S 58°48'31" E, 43.53 feet to the southeast corner;
 THENCE S 74°41'06" W, 111.80 feet to a point;
 THENCE N 50°42'59" W, 154.31 feet to a point;
 THENCE S 20°49'18" W, 328.89 feet to a point;
 THENCE N 69°10'24" W, 138.31 feet to a point on curve;
 THENCE 38.54 feet along a curve to the right, whose radius is 5000.00 feet through a central angle of 00°26'30" and whose chord bears S 77°04'42" W, 38.54 feet to a point;
 THENCE S 20°49'18" W, 62.21 feet to a point;
 THENCE N 69°09'36" W, 119.87 feet to a point;
 THENCE N 69°09'36" W, 119.88 feet to a point;
 THENCE S 20°50'24" W, 7.19 feet to a point on curve;
 THENCE 57.72 feet along a curve to the right, whose radius is 5000.00 feet through a central angle of 00°38'41" and whose chord bears S 80°52'05" W, 57.72 feet to a point;
 THENCE S 20°50'24" W, 44.16 feet to a point;
 THENCE N 69°09'36" W, 239.88 feet to a point;
 THENCE N 69°09'36" W, 239.88 feet to a point;
 THENCE S 20°50'24" E, 160.00 feet to a point;
 THENCE N 11°13'40" W, 94.18 feet to a point;
 THENCE N 69°09'36" W, 239.94 feet to a point;
 THENCE N 20°50'24" E, 41.07 feet to a point;
 THENCE S 87°09'52" W, 54.60 feet to a point;
 THENCE S 20°50'24" W, 78.44 feet to a point;
 THENCE N 69°09'36" W, 121.35 feet to a point;
 THENCE S 20°50'24" W, 85.45 feet to a point;
 THENCE N 69°09'36" W, 121.38 feet to a point;
 THENCE S 20°50'24" E, 57.48 feet to a point;
 THENCE S 87°09'52" W, 34.45 feet to a point of curvature;
 THENCE 20.04 feet along a curve to the right, whose radius is 775.00 feet through a central angle of 01°28'53" and whose chord bears S 87°54'19" W, 20.04 feet to a point;
 THENCE S 20°50'24" W, 101.86 feet to a point;
 THENCE S 20°50'24" W, 78.44 feet to a point;
 THENCE N 69°09'36" W, 121.35 feet to a point;
 THENCE S 20°50'24" W, 85.45 feet to a point;
 THENCE N 69°09'36" W, 121.38 feet to a point;
 THENCE N 20°50'24" E, 67.48 feet to a point;
 THENCE S 87°09'52" W, 34.45 feet to a point of curvature;
 THENCE 20.04 feet along a curve to the right, whose radius is 775.00 feet through a central angle of 01°28'53" and whose chord bears S 87°54'19" W, 20.04 feet to a point;
 THENCE S 20°50'24" W, 101.86 feet to a point;
 THENCE N 69°09'36" W, 121.35 feet to a point;
 THENCE S 20°50'24" W, 85.45 feet to a point;
 THENCE N 69°09'36" W, 121.38 feet to a point;
 THENCE N 00°13'43" E, 44.42 feet to a point;
 THENCE N 89°45'07" W, 122.57 feet to a point;
 THENCE S 00°13'43" W, 27.13 feet to a point of curvature;
 THENCE 13.21 feet along a curve to the left, whose radius is 148.05 feet through a central angle of 05°06'41" and whose chord bears S 02°19'16" E, 13.20 feet to a point;
 THENCE S 86°40'18" W, 171.90 feet to the southwest corner;
 THENCE N 00°13'43" E, 1211.84 feet to the northwest corner;
 THENCE S 63°55'34" E, 271.37 feet to a point;
 THENCE S 74°40'41" E, 344.88 feet to a point;
 THENCE S 80°18'15" E, 55.57 feet to a point;
 THENCE S 80°12'58" E, 258.23 feet to a point of beginning and containing 40.7511 (GROSS) acres more or less.

EXCEPTING therefrom LOT 10, BLOCK 12, UNIT FIVE, PARADISE HEIGHTS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1973 in Book D5, Page 111 containing 0.4020 acres and containing 40.3491 (NET) acres more or less.



- NEW EASEMENTS**
- (A) 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.
 - (B) 25' PUBLIC SANITARY SEWER EASEMENT GRANTED EXCLUSIVELY TO THE C.O.A. WITH THIS PLAT.
 - (C) PUBLIC ROADWAY AND UTILITY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.

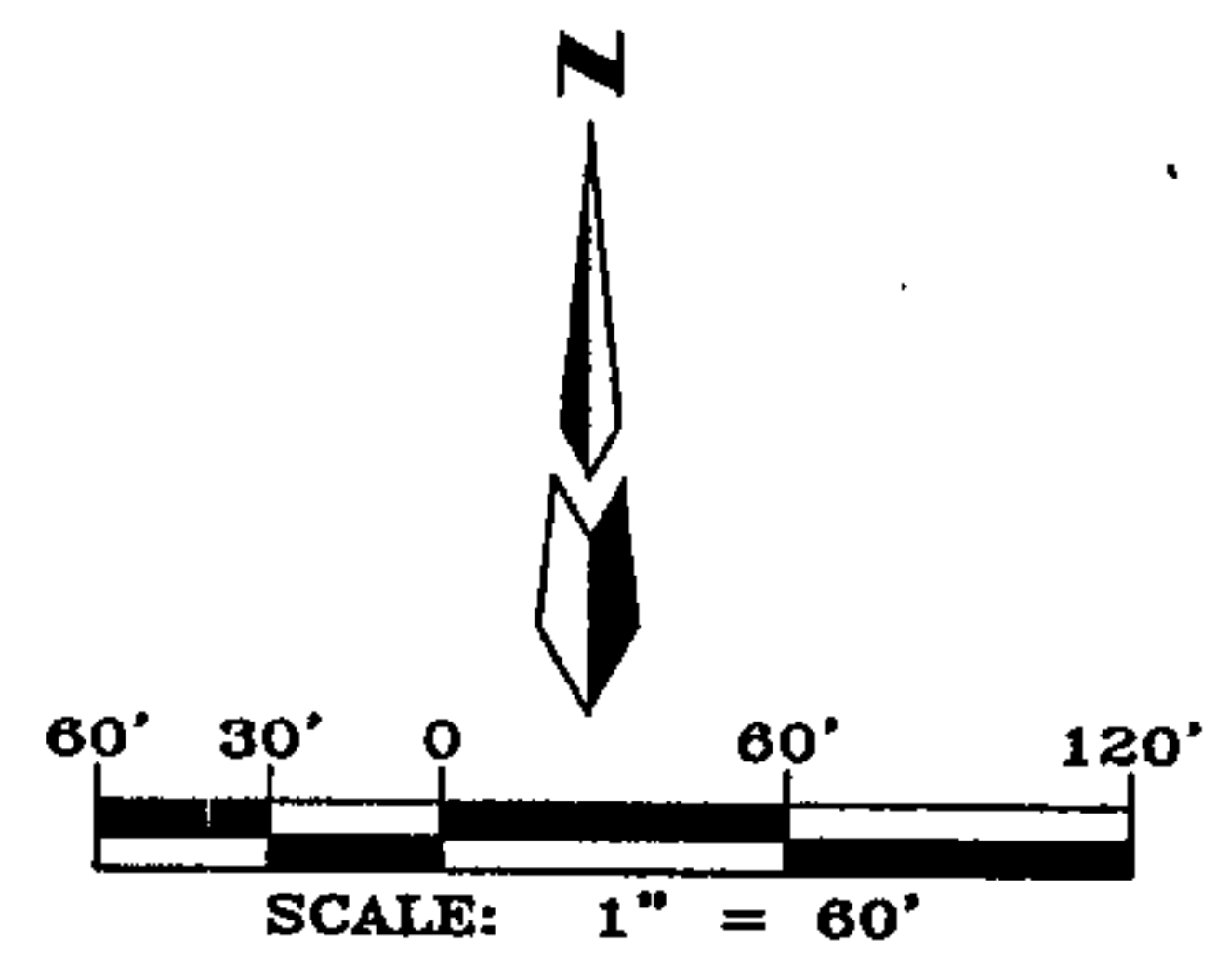
ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

R/W = RIGHT-OF-WAY

C.O.A. = CITY OF ALBUQUERQUE

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY



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 Page: 7 of 8
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 Bk: 2006C Pg: 287

SEE SHEET 8 FOR CURVE & LINE TABLE

Dwg: A4063R\FINAL PLAT\A4063FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 7 of 8
Scale: 1"=60'	Date: 06/19/06	Job: A04063	

PLAT FOR
ANASAZI RIDGE UNIT 1
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2006

C U R V E T A B L E				C U R V E T A B L E				C U R V E T A B L E				C U R V E T A B L E								
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	38.54	5000.00	0°26'30"	19.27	N77°04'42"E	38.54	C75	50.97	4922.00	0°35'36"	25.49	N80°10'56"E	50.97	C150	65.41	525.00	7°08'17"	32.75	S80°49'44"W	65.36
C2	57.72	5000.00	0°39'41"	28.86	N80°52'05"E	57.72	C76	50.97	4922.00	0°35'36"	25.49	N79°35'19"E	50.97	C151	25.35	525.00	2°46'00"	12.68	S85°46'52"W	25.35
C3	20.04	775.00	1°28'53"	10.02	N87°54'19"E	20.04	C77	50.97	4922.00	0°35'36"	25.49	N78°59'43"E	50.97	C152	90.76	525.00	9°54'17"	45.49	S85°46'52"W	90.64
C4	13.21	148.05	5°06'41"	6.61	S02°19'16"E	13.21	C78	50.97	4922.00	0°35'36"	25.49	N78°24'07"E	50.97	C153	31.16	155.00	11°31'00"	15.63	N83°01'05"E	31.10
C5	73.40	325.00	12°56'22"	36.85	S62°08'22"E	73.40	C79	50.97	4922.00	0°35'36"	25.49	N77°48'31"E	50.97	C154	31.20	155.00	11°31'55"	15.65	S85°27'27"E	31.14
C6	122.15	155.00	45°09'06"	64.44	S78°14'45"E	122.15	C80	50.97	4922.00	0°35'36"	25.49	N77°12'55"E	50.97	C155	62.35	155.00	23°02'55"	31.60	N88°47'03"E	61.93
C7	218.68	205.00	23°08'50"	121.04	N70°15'43"W	218.68	C81	50.97	4922.00	0°35'36"	25.49	N76°37'19"E	50.97	C156	141.85	180.00	45°09'06"	74.84	S78°14'45"E	138.21
C8	111.10	275.00	3°08'50"	56.32	S51°16'33"E	111.10	C82	50.97	4922.00	0°35'36"	25.49	N76°01'43"E	50.97	C157	192.01	180.00	61°07'10"	106.28	N70°15'43"W	183.04
C9	313.34	355.17	50°32'50"	167.69	N37°34'33"W	313.34	C83	50.97	4922.00	0°35'36"	25.49	N75°26'07"E	50.97	C158	92.36	250.00	10°04'48"	46.30	N84°43'53"W	92.24
C10	48.70	300.00	9°30'46"	31.62	S58°48'31"E	48.70	C84	38.98	4922.00	0°27'13"	19.49	N74°54'42"E	38.98	C159	14.81	25.00	3°35'36"	7.63	S34°28'56"E	14.60
C11	30.10	300.00	5°44'57"	15.06	S42°34'37"E	30.10	C85	701.61	4922.00	8°10'21"	351.40	N74°46'07"E	701.61	C160	18.06	25.00	41°22'52"	9.44	S72°08'42"E	17.67
C12	91.10	300.00	17°23'53"	45.90	S54°09'02"E	91.10	C86	20.87	5000.00	0°14'21"	10.44	N74°48'16"E	20.87	C161	15.65	50.00	17°56'10"	7.89	S83°52'03"E	15.59
C13	121.20	300.00	23°08'50"	61.44	S51°16'33"E	121.20	C87	27.77	30.00	53°02'24"	14.97	N14°13'03"E	26.79	C162	57.35	50.00	65°43'17"	32.30	S42°02'19"E	54.26
C14	264.66	300.00	50°32'50"	141.64	N37°34'33"W	264.66	C88	48.70	30.00	93°00'46"	31.62	S58°48'31"E	43.53	C163	55.14	50.00	63°10'50"	30.75	S22°24'44"W	52.38
C15	137.57	75.00	105°05'36"	97.91	S52°46'31"W	137.57	C89	152.79	244.83	35°45'25"	78.98	N32°52'28"W	150.32	C164	47.95	50.00	54°56'41"	26.00	S81°28'30"W	46.13
C16	80.27	75.00	6°19'29"	44.47	S30°53'28"W	80.27	C90	51.69	244.83	12°05'47"	25.94	N56°48'05"W	51.59	C165	46.72	50.00	53°32'33"	25.23	N44°16'54"W	45.04
C17	57.29	75.00	43°46'06"	30.13	S83°26'16"W	57.29	C91	215.99	244.83	91°2'04"	26.15	S58°14'56"E	52.14	C166	222.81	50.00	76°52'22"	19.84	S34°48'38"W	79.16
C18	99.53	300.00	19°00'30"	50.22	N65°10'26"W	99.53	C92	52.19	325.00	0°26'51"	11.59	N37°34'33"W	209.05	C167	33.54	25.00	255°19'31"	64.78	S34°48'38"W	31.08
C19	87.95	500.00	10°04'48"	44.10	N84°43'53"W	87.95	C93	35.10	25.00	80°26'56"	21.14	S86°07'37"W	32.29	C168	91.71	50.00	105°05'36"	65.27	S52°46'31"W	79.38
C20	21.73	300.00	4°09'02"	10.87	N85°05'21"E	21.73	C94	29.07	325.00	0°26'51"	11.59	N69°35'24"E	29.06	C169	39.27	25.00	90°00'00"	25.00	N29°40'41"W	35.36
C21	14.55	300.00	2°46'47"	7.28	N81°37'27"E	14.55	C95	47.47	325.00	8°22'07"	23.78	N62°50'35"E	47.43	C170	39.27	25.00	90°00'00"	25.00	N60°19'19"E	35.36
C22	36.29	300.00	6°55'49"	18.17	N83°41'58"E	36.29	C96	47.31	325.00	8°22'07"	23.78	N62°50'35"E	47.43	C171	9.54	100.00	5°27'51"	4.77	S02°57'39"W	9.53
C23	94.05	180.00	29°56'12"	48.12	N65°15'58"E	94.05	C97	25.05	325.00	0°26'51"	11.59	N54°29'19"E	25.04	C172	41.59	100.00	7°15'44"	21.10	S33°09'10"W	12.67
C24	40.11	750.00	3°03'51"	20.06	N88°41'48"E	40.11	C98	37.49	25.00	85°54'36"	23.28	S29°11'52"W	34.07	C173	12.67	100.00	7°15'44"	21.10	S33°09'10"W	12.67
C25	19.39	300.00	3°42'11"	9.70	N85°18'47"E	19.39	C99	39.52	25.00	90°34'50"	25.25	S59°02'51"E	35.53	C174	63.80	100.00	36°33'19"	33.03	S18°30'22"W	62.72
C26	16.90	300.00	3°13'38"	8.45	N85°18'47"E	16.90	C100	33.60	4762.00	0°24'15"	16.80	N75°27'36"E	33.60	C175	12.61	25.00	28°54'34"	6.44	N22°19'45"E	12.48
C27	36.29	300.00	6°55'49"	18.17	N83°41'58"E	36.29	C101	52.31	4762.00	0°37'46"	26.16	N74°18'50"E	52.31	C176	114.59	5000.00	0°11'47"	57.30	N77°19'20"E	114.59
C28	186.85	300.00	35°41'09"	96.57	N62°23'29"E	186.85	C102	52.31	4762.00	0°37'46"	26.16	N74°18'50"E	52.31	C177	168.71	5000.00	0°11'47"	57.30	N77°19'20"E	114.59
C29	566.20	4785.00	6°46'47"	283.43	N79°37'57"E	566.20	C103	45.56	4762.00	0°32'53"	22.78	N73°43'30"E	45.56	C178	74.95	40.00	107°21'29"	54.41	S61°33'12"W	64.46
C30	290.68	4785.00	3°28'50"	145.39	N74°30'09"E	290.68	C104	6.14	25.00	14°04'03"	3.08	N66°25'02"E	6.12	C179	12.61	25.00	28°54'34"	6.44	S79°13'20"E	12.48
C31	856.88	4785.00	10°15'37"	429.59	N77°53'32"E	856.88	C105	20.85	25.00	47°47'34"	11.08	N35°29'13"E	20.25	C180	33.16	100.00	18°59'56"	16.73	N84°10'39"W	33.01
C32	95.07	300.00	18°09'27"	47.94	S06°14'36"W	95.07	C106	26.99	25.00	61°51'37"	14.98	N42°31'15"E	25.70	C181	107.82	325.00	19°00'30"	54.41	N65°10'26"W	107.33
C33	39.51	150.00	15°05'36"	19.87	N82°13'29"W	39.51	C107	97.65	40.00	139°52'32"	109.53	N81°31'42"E	75.15	C182	122.15	155.00	45°09'06"	64.44	N70°15'43"W	119.01
C34	114.27	225.00	29°05'51"	58.39	S89°13'37"E	114.27	C108	70.72	40.00	101°17'46"	48.78	S22°06'51"W	61.86	C183	218.68	205.00	61°07'10"	121.04	N70°15'43"W	208.46
C35	123.06	75.00	9°40'36"	60.44	N56°46'14"W	123.06	C109	168.37	40.00	241°01'18"	67.67	N47°49'25"W	68.87	C184	111.10	275.00	23°08'50"	56.32	S51°16'33"E	110.35
C36	32.87	25.00	7°51'31"	16.30	S55°10'22"E	32.87	C110	183.78	4762.00	2°12'41"	91.90	N74°33'24"E	183.77	C185	313.34	355.17	50°32'50"	167.69	N37°34'33"W	303.28
C37	39.27	25.00	9°00'00"	25.00	S00°00'00"	39.27	C111	31.64	275.00	6°35'34"	15.84	N76°56'17"E	31.63	C186	39.27	25.00	90°00'00"	25.00	S60°19'19"W	35.36
C38	39.31	325.00	6°55'49"	19.68	N83°41'58"E	39.31	C112	91.66	275.00	19°05'48"	46.26	N64°05'36"E	91.23	C187	17.96	275.00	3°44'30"	8.98	N72°48'26"W	17.96
C39	37.53	25.00	8°60'30"	19.87	N56°45'41"W	37.53	C113	38.55	275.00	8°01'58"	19.31	N50°31'43"E	38.52	C188	73.27	275.00	15°16'00"	36.86	N63°18'11"W	73.06
C40	39.52	25.00	9°03'45"	25.25	N31°31'59"E	39.52	C114	161.85	275.00	33°43'20"	83.35	N63°22'24"E	159.53	C189	93.23	275.00	18°00'30"	46.04	N65°10'26"W	90.82
C41	8.51	4762.00	0°06'09"	4.26	N82°58'40"E	8.51	C115	148.90	325.00	26°15'01"	75.78	N59°01'39"E	147.60	C190	33.50	205.00	9°21'46"	21.11	S70°54'42"E	33.46
C42	50.96	4762.00	0°36'47"	25.48	N82°37'12"E	50.96	C116	41.76	205.00	11°40'20"	20.95	N74°23'54"E	41.69	C191	42.07	205.00	11°45'29"	21.11	S70°54'42"E	42.00
C43	50.96	4762.00	0°36'47"	25.48	N82°00'25"E	50.96	C117	42.82	205.00	23°38'25"	42.90	N68°24'52"E	42.94	C192	40.90	205.00	11°25'48"	20.52	S82°30'21"E	40.83
C44	50.96	4762.00	0°36'47"	25.48	N81°23'37"E	50.96	C118	84.58	205.00	8°54'21"	22.39	N81°33'14"W	84.58	C193	45.08	205.00	12°36'03"	22.63	S78°14'45"E	44.99
C45	50.96	4762.00	0°36'47"	25.48	N80°46'50"E	50.96	C119	36.52	25.00	89°42'13"	22.39	N81°33'14"W	33.36	C194	161.55	205.00	45°09'06"	85.23	S78°14'45"E	157.40
C46	50.96	4762.00	0°36'47"	25.48	N80°10'02"E	50.96	C120	37.62	25.00	86°12'52"	23.40	N03°24'18"E	34.17	C195	5.19	155.00	1°55'13"	2.60	S80°08'19"W	5.19
C47	50.96	4762.00	0°36'47"	25.48	N79°33'15"E	50.96	C121	41.01	25.00	93°58'50"	26.80	S52°46'31"E	36.56	C196	160.15	155.00	59°11'57"	88.05	N69°18'06"W	153.12



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 28, 2006

2. Project # 1003684

06DRB-00776 Major-Preliminary Plat Approval
06DRB-00779 Major-Vacation of Pub Right-of-Way
06DRB-00780 Major-Vacation of Public Easements
06DRB-00781 Minor-Sidewalk Variance
06DRB-00783 Minor-Temp Defer SDWK
06DRB-00782 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for CAPITAL ALLIANCE INVESTMENTS, LLC request(s) the above action(s) for Lot(s) 11, Block(s) 9, Lot(s) 10-17, Block(s) 10, Lot(s) 11-15, Block(s) 11, Lot(s) 17 & 18, Block(s) 12, Lot(s) 23-29, Block(s) 13, AND Lot(s) 1, Block(s) 14, AND Tract(s) H, I, J AND K, PARADISE HEIGHTS, UNIT 5, (to be known as **ANASAZI RIDGE, UNIT 2**) zoned R-1 AND SU-1/C-1, located on WESTSIDE NW between UNIVERSE NW and KAYENTA NW containing approximately 11 acre(s). [REF: 06DRB-00325, 06DRB-00326, 06DRB-00327] (A-10)

At the June 28, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 6/28/06 and approval of the grading plan engineer stamp dated 3/7/05 the preliminary plat was approved with the following conditions of final plat approval:

The roadway easements along the south half of McMahon Blvd NW shall be in place prior to final plat approval.

If the final plat is approved after 10-31-06 the subdivision must comply with City Council Resolution R-06-74 regarding Re-development Facility Fee Agreement with the Albuquerque Public Schools (APS).

The vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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



OFFICIAL NOTICE OF DECISION

PAGE 2

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.

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. The sidewalk waiver (06DRB-00782) was withdrawn at the agent's request.

If you wish to appeal this decision, you must do so by July 13, 2006, in the manner described below.

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

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

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

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

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: Capital Alliance Investments LLC, 6300 Jefferson NE, Suite 102, 87109
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

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): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: P.O. Box 90606 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: _____

APPLICANT: Calabacillas Properties LLC, Inc. PHONE: 899-6768
 ADDRESS: P.O. Box 9470 FAX: _____
 CITY: Albuq STATE NM ZIP 87119 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Amend Deferred Sidewalk Exhibit

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

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

Lot or Tract No. _____ Block: _____ Unit: 1E2
 Subdiv/Addn/TBKA: Anasazi Ridge
 Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No _____
 Zone Atlas page(s): A-10 UPC Code: 101006610536722401

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 100 3684
10 D12B-70212

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): 40.3491
 LOCATION OF PROPERTY BY STREETS: On or Near: McMahon NW
 Between: Unsur NW and Calabacillas Arroyo

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

SIGNATURE James D. Hughes DATE 1-18-11
 (Print) James D. Hughes, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>10 D12B - 70010</u>	<u>TDS</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #'s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #'s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>20.00</u>

Hearing date January 26, 2011

[Signature]
 Planner signature / date 1-18-11

Project # 1003684

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

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

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

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

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

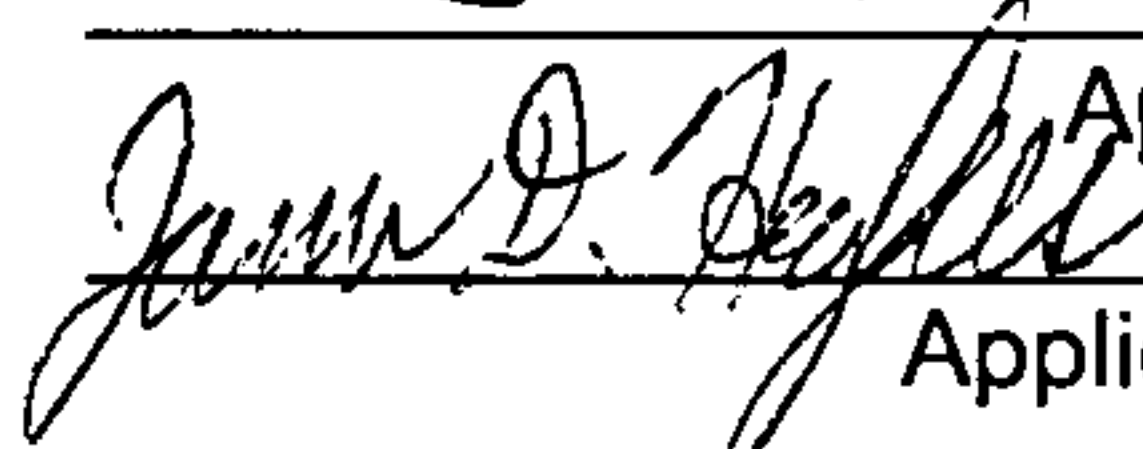
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

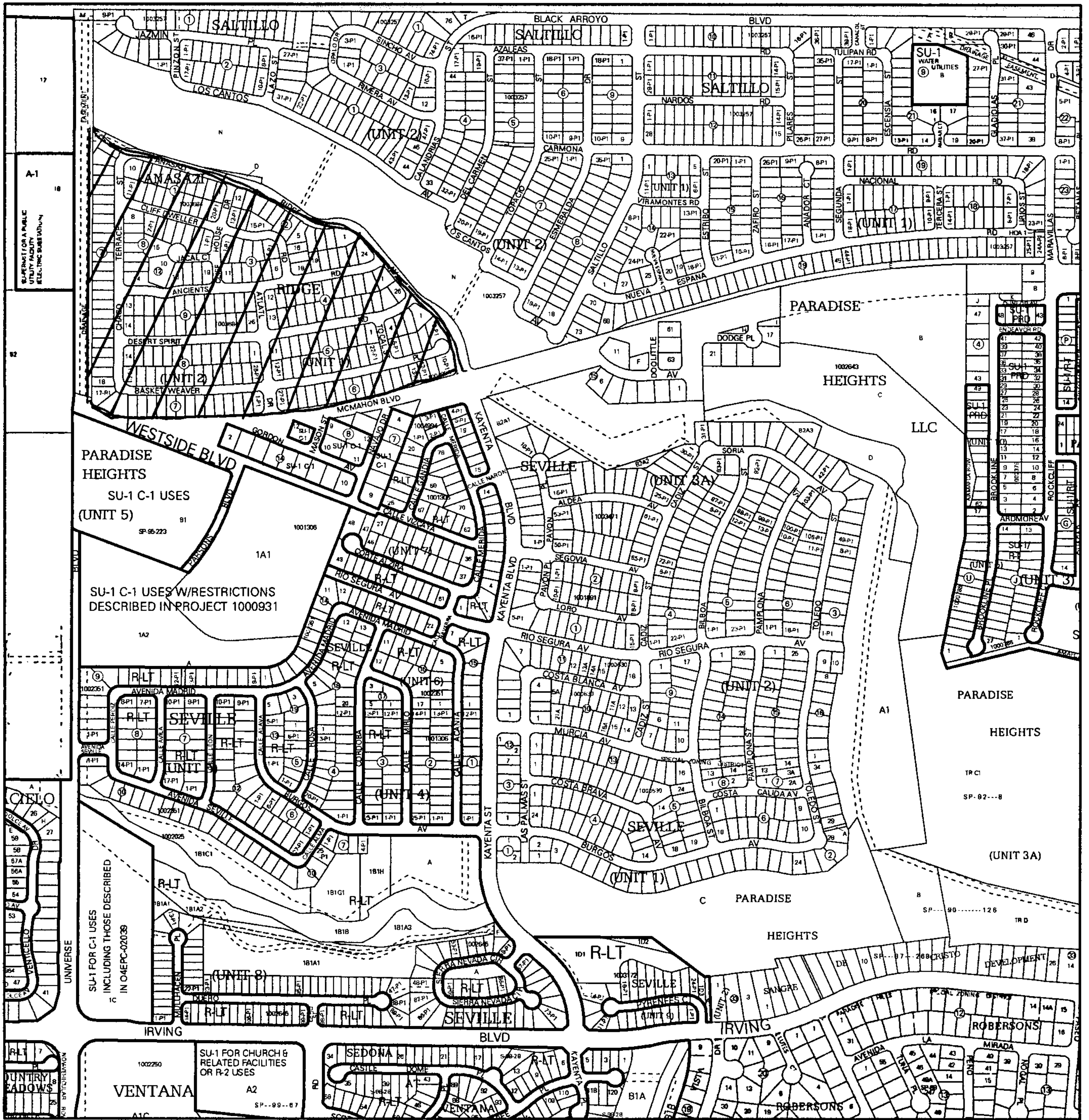
James D. Hughes, PE
 Applicant name (print)

 Applicant signature / date 1.18.11



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | Application case numbers |
|--------------------------|
| 11DRB- _____ - 20010 |
| _____ - _____ |
| _____ - _____ |

Y. Hughes 1-18-11
 Planner signature / date
 Project # 1003684



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

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-10-Z

Selected Symbols

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

0 750 1,500 Feet



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

January 17, 2011

Mr. Jack Cloud
DRB Chairman
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Anasazi Ridge (1003684)

Dear Mr. Cloud:

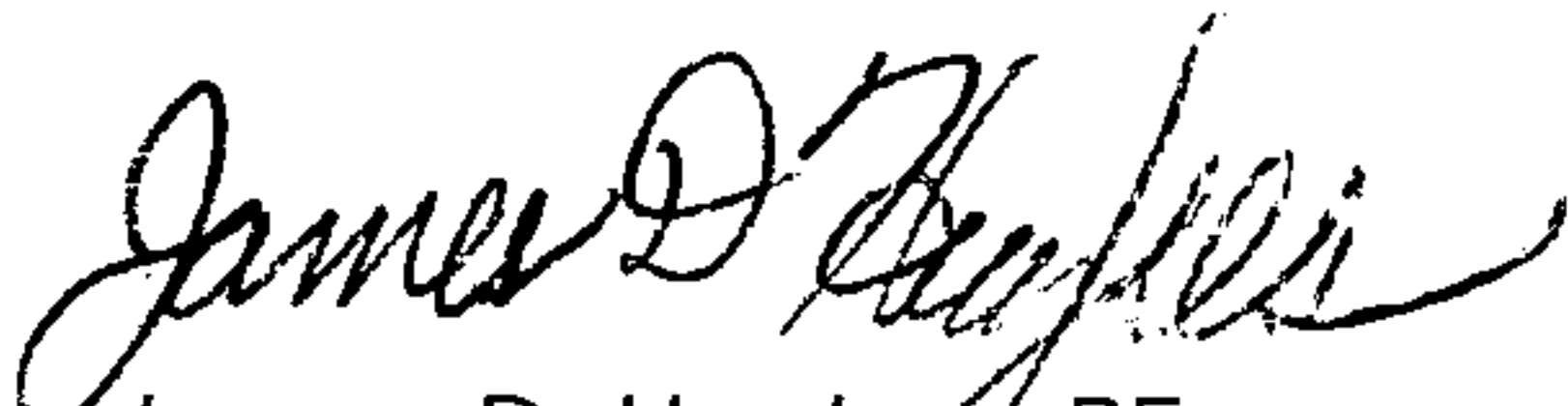
Per your request, attached is the DRB Application revising the Sidewalk Deferral Exhibit to correspond with the infrastructure list as contained in the Subdivision Improvements Agreement. The rest of the public infrastructure has already been constructed and accepted. The new lot owners are now looking to replace the in-place financial guarantees of the previous developer with their own guarantees. However, Stephen Woodall cannot determine which sidewalks are required to be financially guaranteed because the exhibits don't match the approved infrastructure lists. He is requiring us to correct the discrepancy before he will revise the financial guarantees.

The revision adds deferred sidewalk in Unit 1 only. It does not delete any that were previously shown. The reason for deferring the sidewalk construction in the street side yards is the same as it is for the front yards; to avoid damaging it during construction of the individual houses. Please note that deferred sidewalks were already allowed in the street side yards of Unit 2.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA


James D. Hughes, PE
Senior Engineer

JDH/sr

Attachments

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.

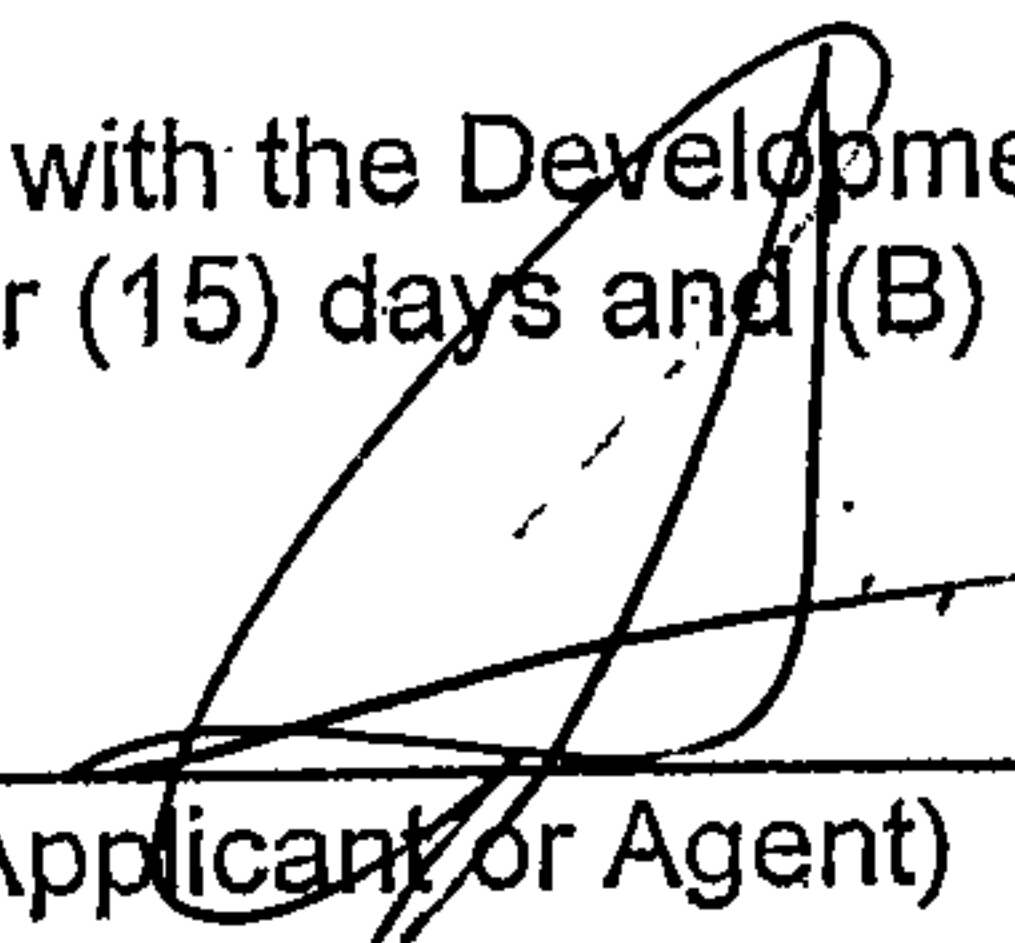
4. TIME

Signs must be posted from September 13, 2011 to September 28, 2011

5. REMOVAL

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

I have read this sheet and discussed it with the 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.



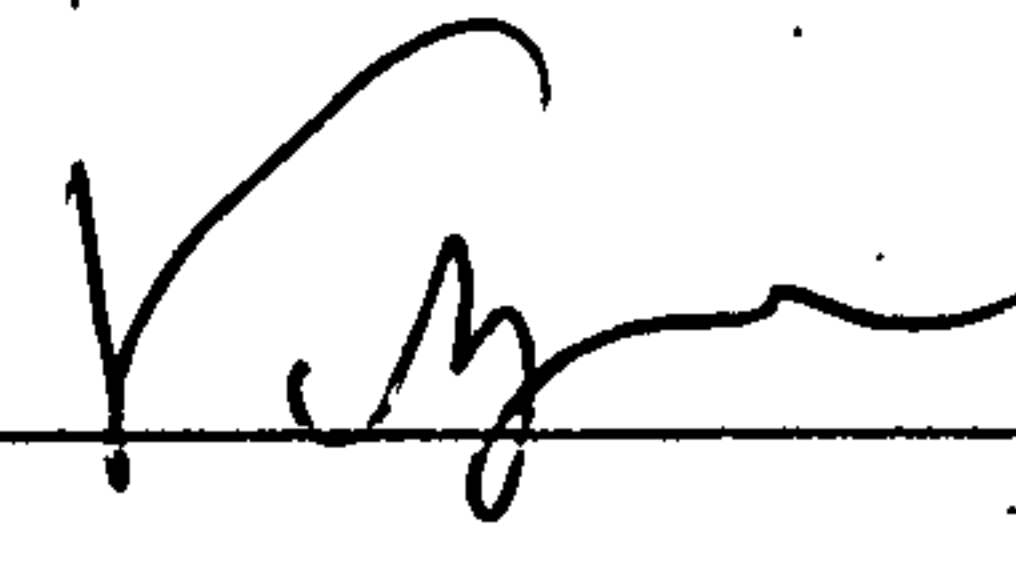
(Applicant or Agent)

8/29/11

(Date)

I issued 2 signs for this application, 8-29-11

(Date)



(Staff Member)

DRB PROJECT NUMBER: 1003684

ANASAZI RIDGE SUBDIVISION
SIDEWALK DEFERRED EXHIBIT



MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS

P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539

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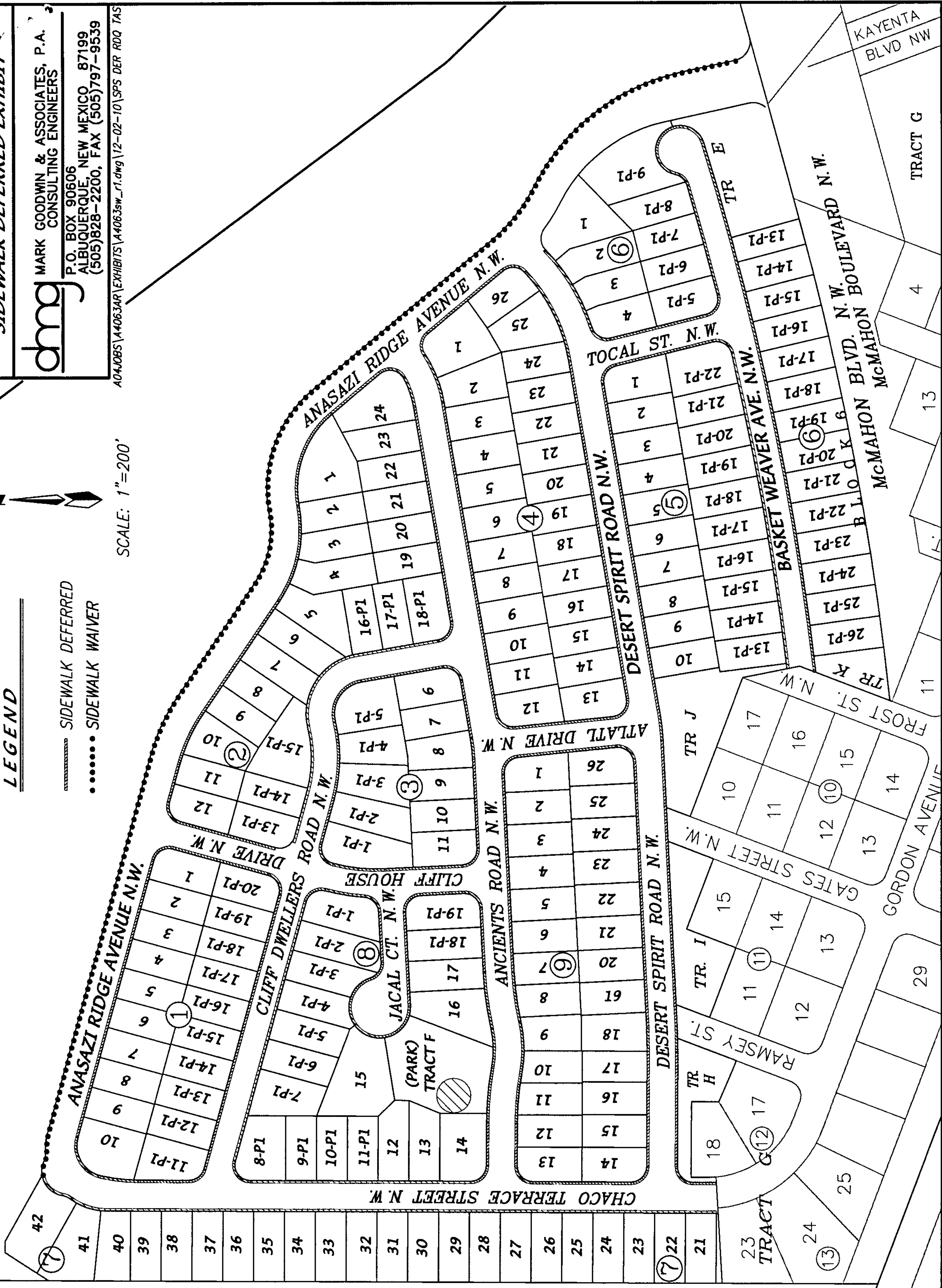


SCALE: 1"=200'

LEGEND

— SIDEWALK DEFERRED

..... SIDEWALK WAIVER



TRACT G

KAYENTA
BLVD NW

McMAHON BLVD. N.W. BOULEVARD N.W.

McMAHON
McMAHON

BASKET WEAVER AVE. N.W.

DESERT SPIRIT ROAD N.W.

ATLANTL DRIVE N.W.

ANCIENTS ROAD N.W.

DESERT SPIRIT ROAD N.W.

CHACO TERRACE STREET N.W.

FROST ST. N.W.

GATES STREET N.W.

GORDON AVENUE

RAMSEY ST.

TRACT

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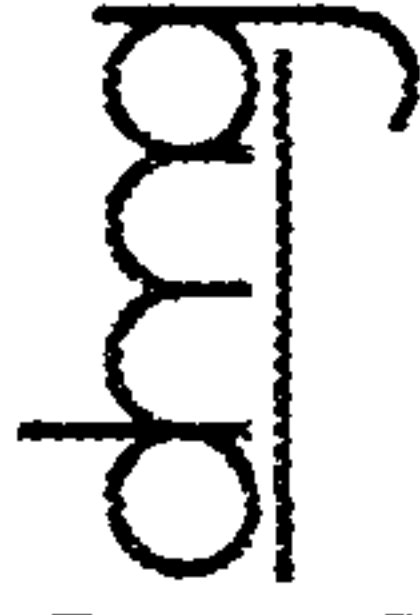
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**ANASAZI RIDGE SUBDIVISION
SIDEWALK DEFERRED/WAIVER EXHIBIT**



MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

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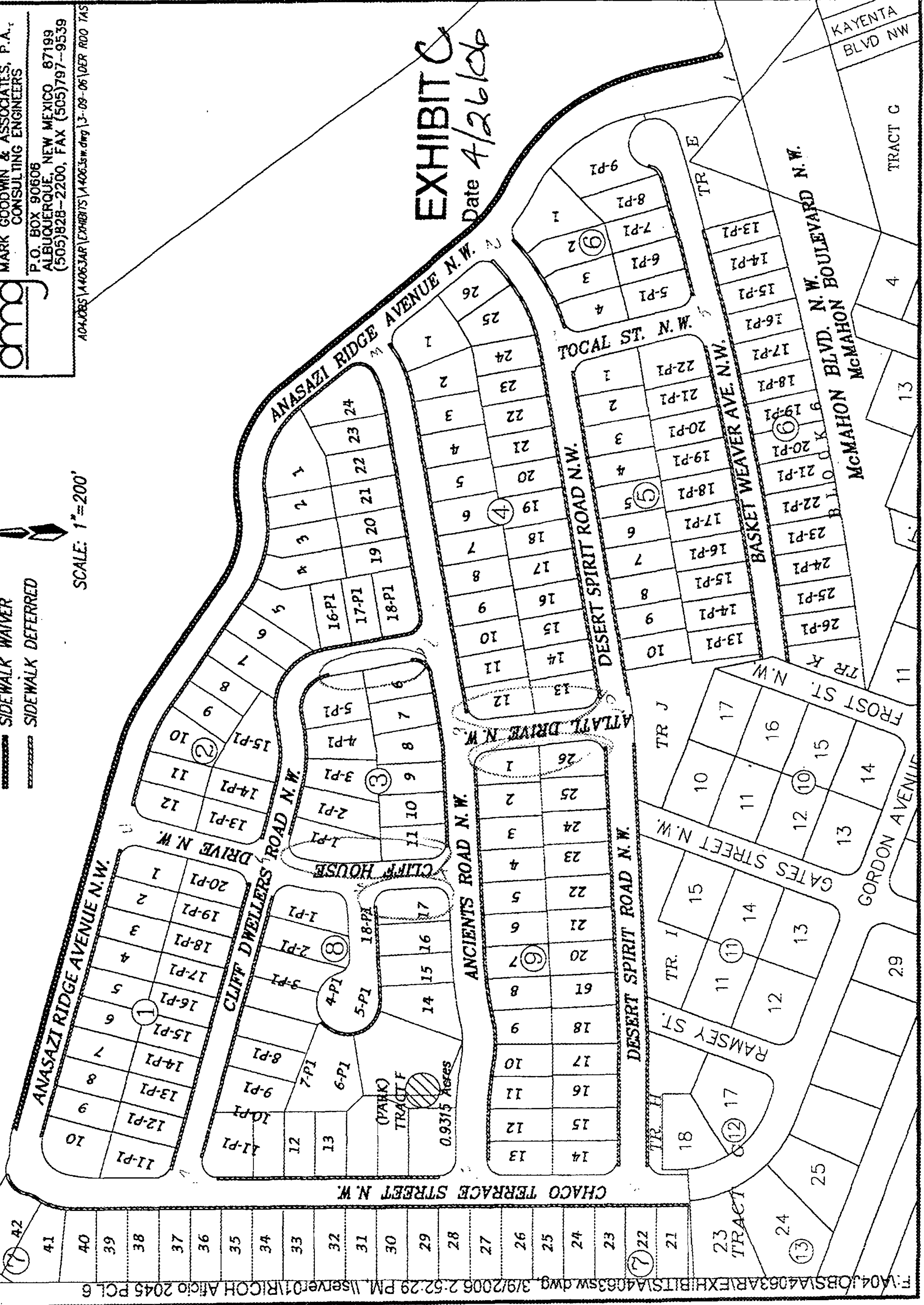


SCALE: 1"=200'

LEGEND

- SIDEWALK WAIVER
- SIDEWALK DEFERRED

EXHIBIT C
Date 4/26/06



A, PGS. 37-38)

RICHARD L. & DEBRA L. DILLER
(03-24-98, BK. 82-14, PGS. 513-8436)
(01-23-04, BK. A71, PG. 2099)

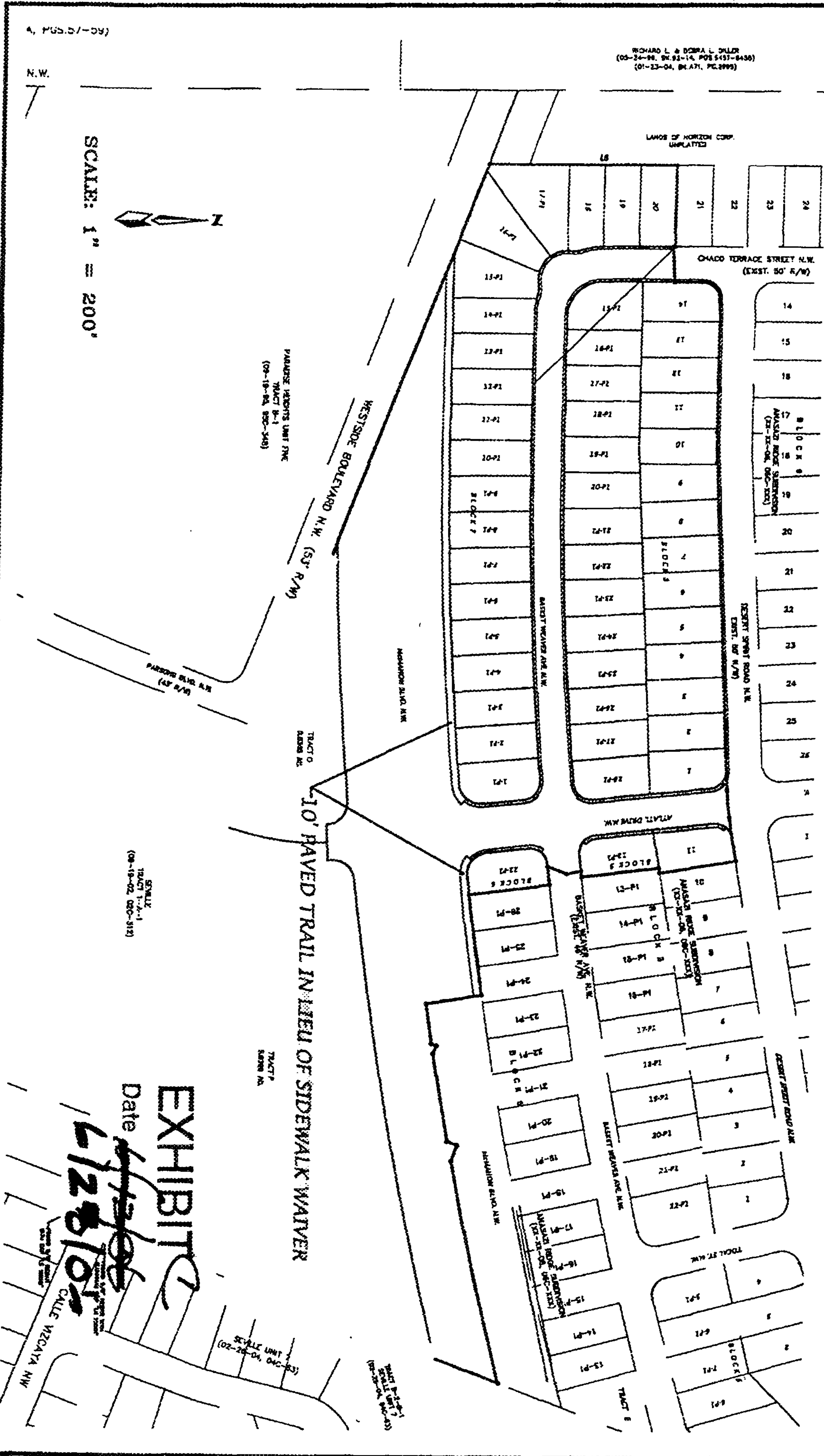
N.W.

SCALE: 1" = 200'



LEGEND
temp. Deleted
 SIDEWALK WAIVER
 NON-DEFERRED SIDEWALK

**ANASAZI RIDGE UNIT 2
 SIDEWALK DEFERRED/WAIVER EXHIBIT**



SMALL
TRACT 7-1-1
(09-19-02, DEC-312)

EXHIBIT 1
 Date *6/23/06*
6/23/06

CALE VEGAYA NW

TRACT 1 UNIT 1
(02-28-04, DEC-133)

TRACT 1 UNIT 1
(09-19-02, DEC-312)

ANASAZI RIDGE SUBDIVISION

SIDEWALK DEFERRED EXHIBIT



MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

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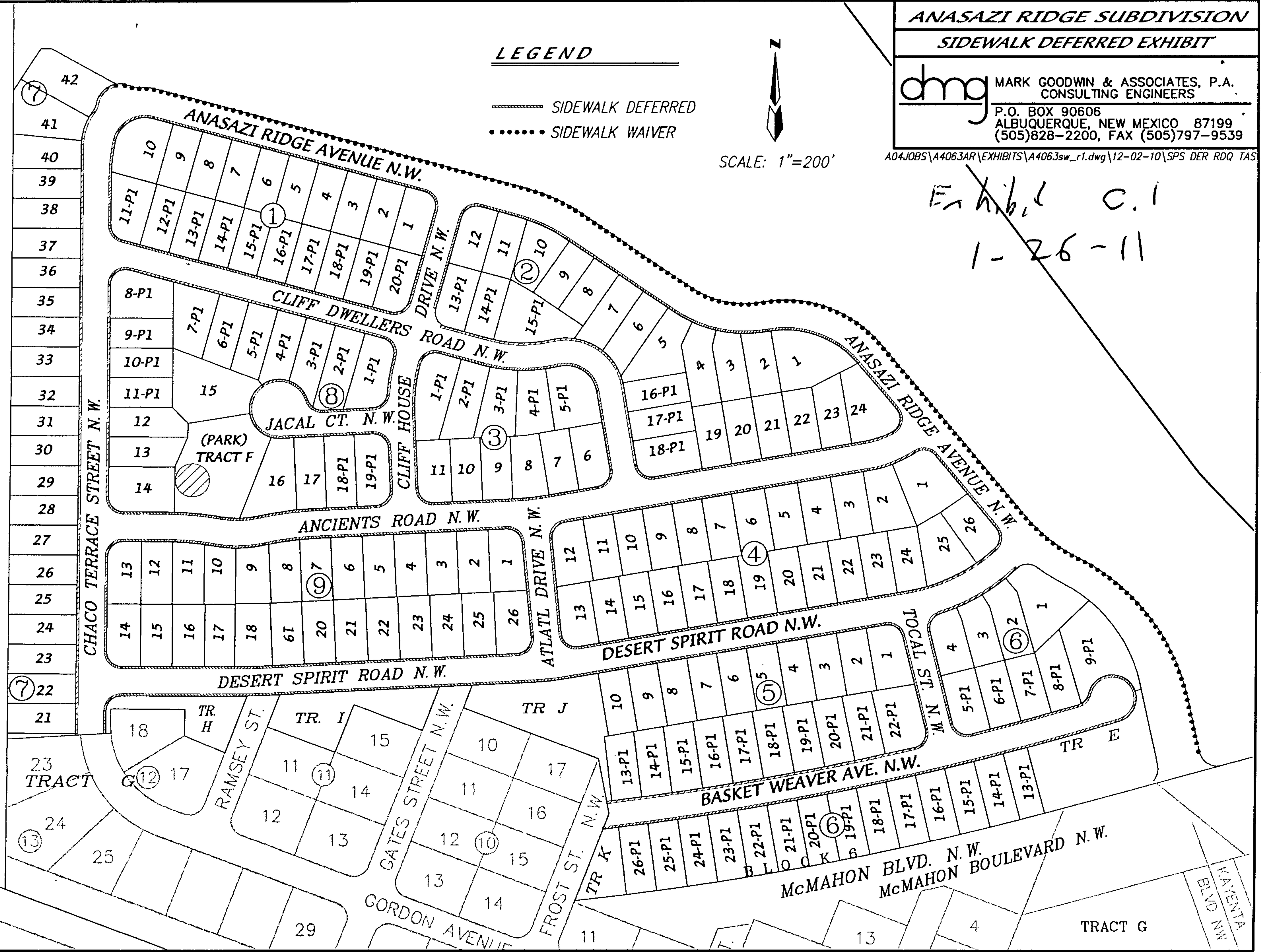
LEGEND

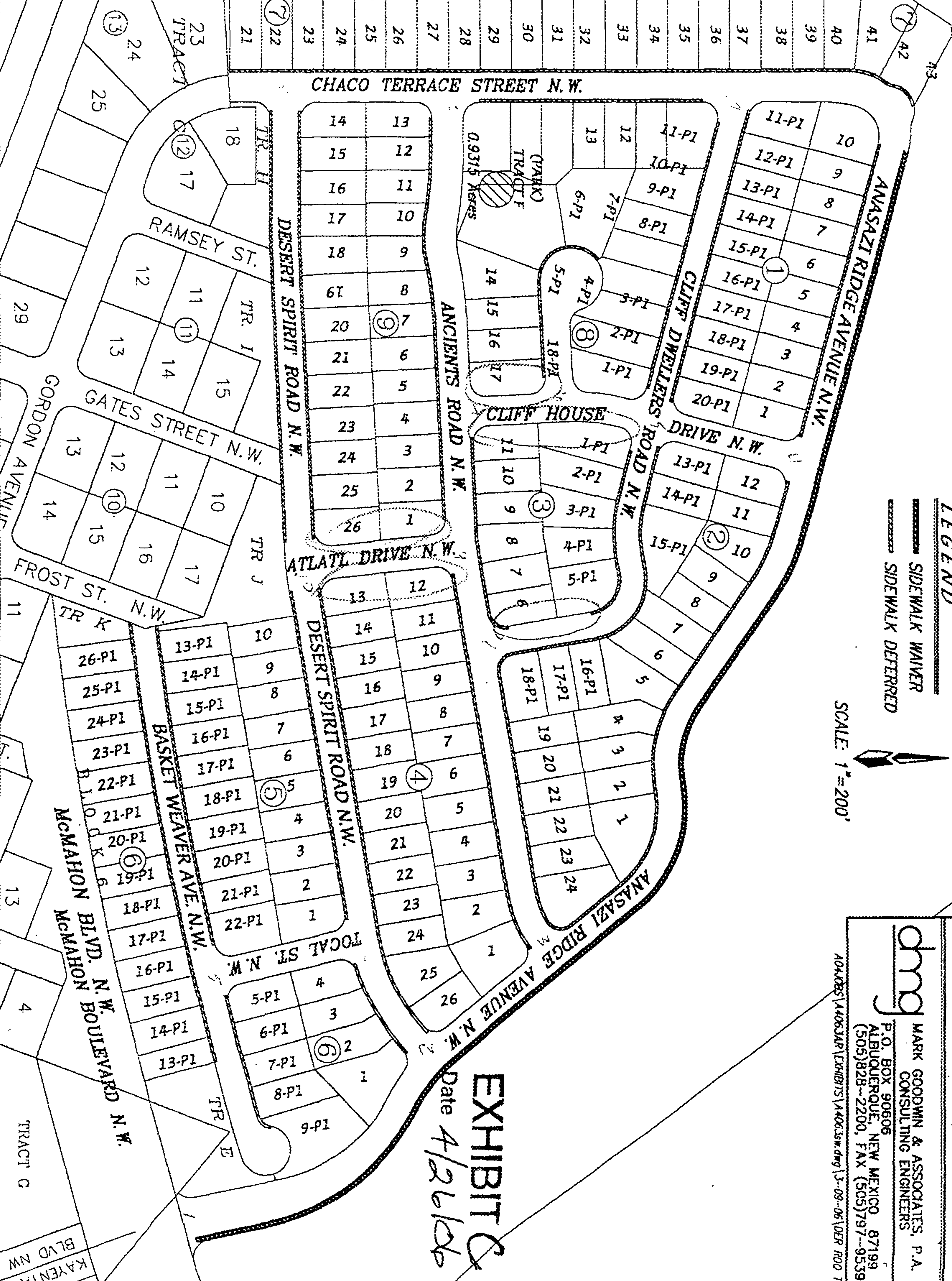
- SIDEWALK DEFERRED
- SIDEWALK WAIVER



SCALE: 1"=200'

Exhibit C.1
1-26-11





LEGEND
 ———— SIDEWALK WAIVER
 - - - - - SIDEWALK DEFERRED

SCALE: 1"=200'

ANASAZI RIDGE SUBDIVISION
SIDEWALK DEFERRED/WAIVER EXHIBIT

 MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200, FAX (505) 797-9539
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EXHIBIT C
 Date 4/26/06

A, PGS.07-09)

N.W.

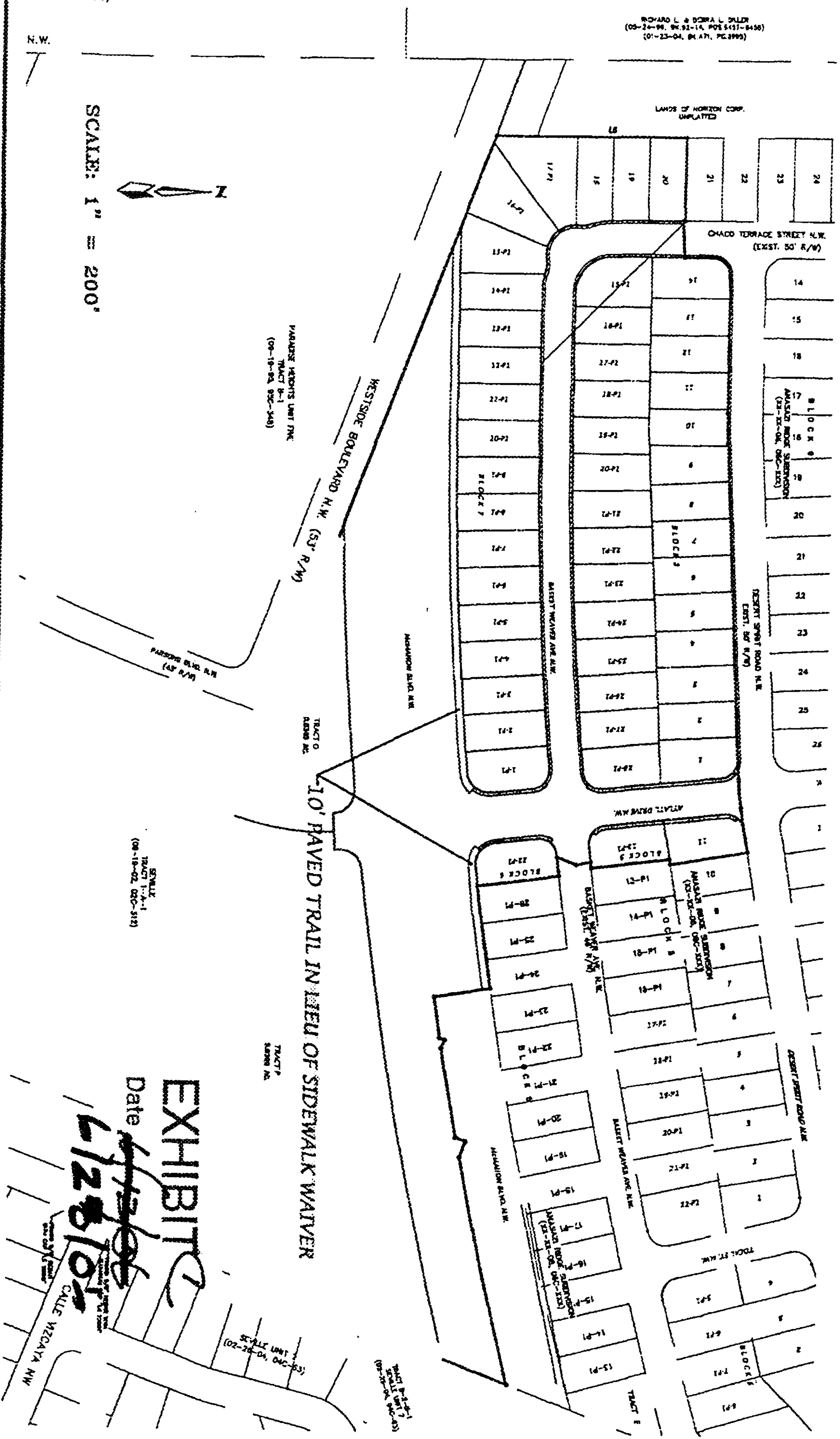
RICHARD L. & BONNA L. DILLER
(05-24-04, BK.02-14, PGS.6137-6456)
(01-23-04, BK.A71, PGS.2999)

SCALE: 1" = 200'



LEGEND
Temp. Deferred
 SIDEWALK WAIVER
 NON-DEFERRED SIDEWALK

**ANASAZI RIDGE UNIT 2
 SIDEWALK DEFERRED/WAIVER EXHIBIT**



SWALK
TRACT 1-A-1
(08-18-02, OSC-512)

EXHIBIT C
 Date *6/26/06*
6/26/06

10' PAVED TRAIL IN LIEU OF SIDEWALK WAIVER

SCALE UNIT 1
(02-24-04, OSC-53)

SCALE UNIT 1
(08-18-02, OSC-512)

CALLE VIZCAYA NW



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: P.O. Box 90606 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: _____

APPLICANT: Collatz, Inc. PHONE: 975-0406
 ADDRESS: P.O. Box 2010 FAX: _____
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: 2-year extension of SIA
Anasazi Ridge, Unit 1

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

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

Lot or Tract No. _____ Block: _____ Unit: 1
 Subdiv/Addn/TBKA: Anasazi Ridge
 Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No _____
 Zone Atlas page(s): A-10 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1003684
10DRB-70071

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): 40.349
 LOCATION OF PROPERTY BY STREETS: On or Near: McMahon Blvd NW
 Between: Anasazi Ridge and Westside Blvd.

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

SIGNATURE Mark Goodwin DATE 8-2-10
 (Print) Mark Goodwin, PE Applicant: Agent:

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
<u>10DRB - 70212</u>	<u>SIA</u>	_____	<u>\$ 50.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Hearing date Sept 1, 2010

Total
\$ 145.00

Kuj
8-2-10
 Planner signature / date

Project # 1003684

Form revised 4/07

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.

Mark Goodwin, PE
Applicant name (print)
Mark Goodwin 7/29/10
Applicant signature / date



Form revised October 2007

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

Application case numbers
10DRB - 70212

Randy 8-2-10
Planner signature / date
Project # 1003684

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 17, 2010 To September 1, 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] For Mark Forster
(Applicant or Agent)

8/02/10
(Date)

I issued 2 signs for this application, 8-2-10
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1003684



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

July 29, 2010

Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Anasazi Ridge, Unit 1; 1003684

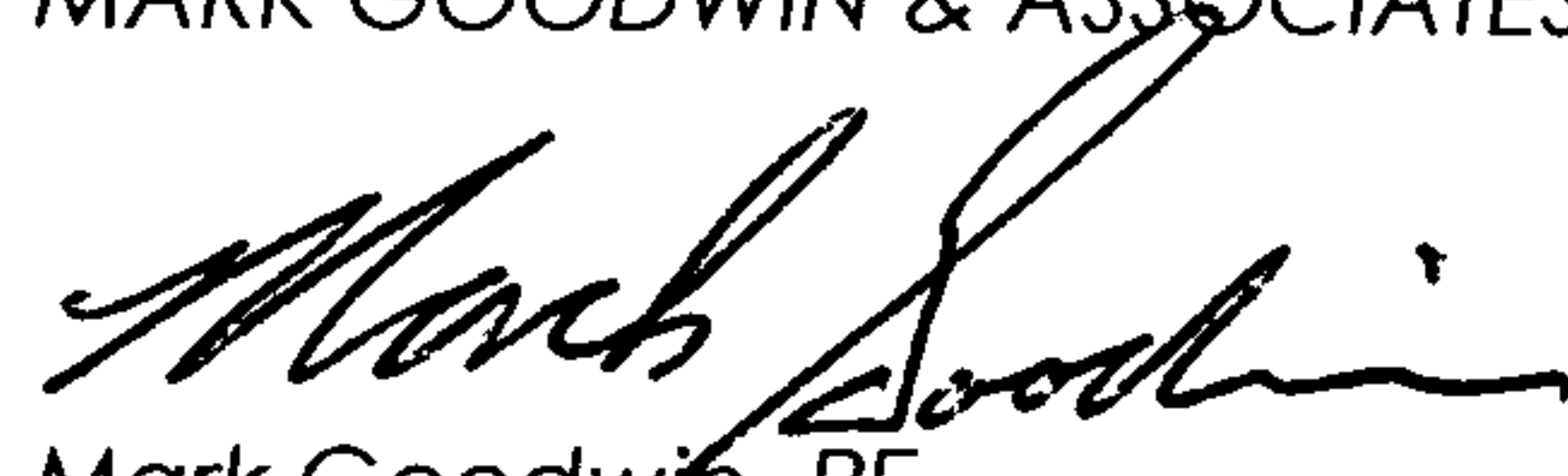
Dear Mr. Cloud:

On behalf of our client, Collatz, Inc., and the requirements of the DPM we are submitting the following DRB application. We are requesting a 2-year extension of the Subdivision Improvements Agreement. Due to the current economy and construction downturn, the improvements have been slow to be constructed.

Please contact our office if you have any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Mark Goodwin, PE
President

DMG/sr

Attachments

INFRASTRUCTURE LIST

ORIGINAL

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

Anasazi Ridge Subdivision, Unit 1
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Paradise Heights, Unit 5 within the Town of Atrisco Grant
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
Calabacillas Arroyo Improvements									
South Bank Arroyo improvements adjacent to Anasazi Ridge site as identified in Final Approved Main Branch Calabacillas Arroyo study by Mussetter Engineering, Inc									
Arroyo Grade Control Structure adjacent to Anasazi Ridge site as identified in the Final Approved Main Branch Calabacillas Arroyo study by Mussetter Engineering, Inc									
PAVING									
		32' FF	Res Pvmt	Chaco Terrace Street	Lot 21, Block 7	Anasazi Ridge Ave	/	/	/
		4'	C & G, Std (Both Sides) Sidewalk (Both Sides) (*)						
		28' FF	Res Pvmt	Basketweaver Avenue	Chaco Terrace (Lot 21, Blk 7)	End of Cul-de-Sac	/	/	/
			C & G, Std (Both Sides) Sidewalk (Both Sides) (*)						
		32' FF	Res Pvmt	Desert Spirit Road	Chaco Terrace Street	Anasazi Ridge Ave.	/	/	/
		4'	C & G, Std (Both Sides) Sidewalk (Both Sides) (*)						
		32' FF	Res Pvmt	Atlatl Dr.	Desert Spirit Rd.	Ancients Road	/	/	/
		4'	C & G, Std (Both Sides) Sidewalk (Both Sides) (*)						
		50' FF	Res Pvmt	Atlatl Dr.	Desert Spirit Rd	Basketweaver Ave.	/	/	/
		6'	C & G Std (Both Sides) Sidewalk (Both Sides)						
		32' FF	Art Pvmt	McMahon Boulevard	Lot 26, Block 6	Calabacillas Arroyo Crossing Structure	/	/	/
		6'	C & G, Std (North Side) Sidewalk (North Side)						
		10'	C & G Median (North Side) Asphalt Trail (North Side)						
		150'	Left Turn Lane (North Side)						
		50' FF	Res Pvmt	Atlatl Dr.	Basketweaver Ave	McMahon Blvd	/	/	/
		6'	C & G Std (Both Sides) Sidewalk (Both Sides)						

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		48' FF 6'	Res Pvmnt C & G (Both Sides) Sidewalk (W. Side)	Anasazi Ridge Ave	Desert Spirit Rd Transition	McMahon Blvd	/	/	/
		32' FF 4'	Res Pvmnt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Ancients Road	Chaco Terrace Street	Anasazi ridge Ave.	/	/	/
		26' FF 4'	Res Pvmnt C & G, Std (BothSides) Sidewalk (Both Sides) (*)	Jacal Court	Cliff House Dr.	End of Cuidesac	/	/	/
		32' FF 4'	Res Pvmnt C & G, Std (BothSides) Sidewalk (South Side) (*)	Anasazi Ridge Ave	Chaco Terrace St	Desert Spirit Rd.	/	/	/
		28' FF 4'	Res Pvmnt C & G, Std (BothSides) Sidewalk (Both Sides) (*)	Cliff Dwellers Road	Chaco Terrace St	Ancients Road	/	/	/
		28' FF 4'	Res Pvmnt C & G, Std (BothSides) Sidewalk (Both Sides) (*)	Cliff House Drive	Ancients Road	Anasazi Ridge Ave	/	/	/
		28' FF 4'	Res Pvmnt C & G, Std (BothSides) Sidewalk (Both Sides) (*)	Total Street	Desert Spirit Road	Basketweaver Ave	/	/	/
						19, Seville 7			
			WATER / NMUI						
		12"	Waterline	Universe Blvd.	Existing WL Termini	Westside Blvd.	/	/	/
		12"	Waterline	Westside Blvd	Universe Blvd	Future McMahon	/	/	/
		12"	Waterline	McMahon Blvd.	Westside Blvd	Altalt Dr.	/	/	/
		12"	Waterline	Atlal Dr.	McMahon Blvd	Ancients Rd.	/	/	/
		12"	Waterline	Anceints Rd	Atlal Dr.	Cliff House Dr.	/	/	/
		12"	Waterline	Cliff House Dr	Ancients Rd	Anasazi Ridge Ave	/	/	/
		12"	Waterline	Anasazi Ridge Ave	Cliff House Dr.	Station 18+94	/	/	/
		12"	Waterline	Tract C	Anasazi Ridge Ave.	Anasazi Ridge Ave Exist 12" WL in A.V.	/	/	/

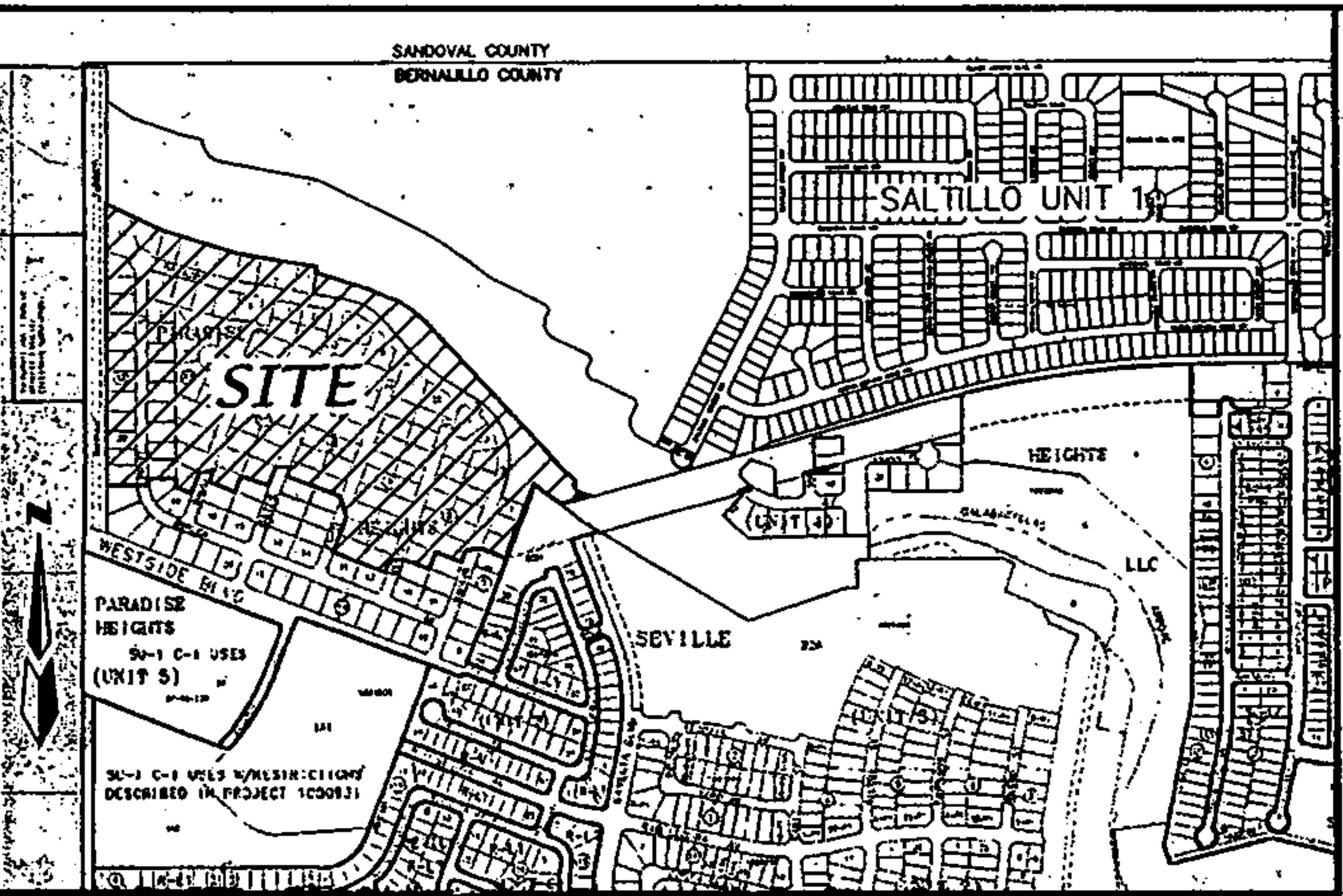
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Waterline	Chaco Terrace Street	Lot 21, Block 7	Anasazi Ridge Ave.	/	/	/
		8"	Waterline	Ancients Road	Chaco Terrace Street	Anasazi Ridge Ave.	/	/	/
		8"	Waterline	Desert Spirit Road	Chaco Terrace Street	Anasazi Ridge Ave.	/	/	/
		8"	Waterline	Basketweaver Avenue	Lot 26, Block 6	Anasazi Ridge Ave.	/	/	/
		8"	Waterline	Easement	Seville, Unit 7 Stub	McMahon Blvd	/	/	/
		8"	Waterline	Atlatl Dr	Desert Spirit Rd.	Ancients Rd.	/	/	/
		8"	Waterline	Anasazi Ridge Ave	Chaco Terrace St.	Cliff House Dr.	/	/	/
		8"	Waterline	Cliff Dweller Rd.	Chaco Terrace St	Ancients Rd	/	/	/
		6"	Waterline	Jacal Ct.	Cliff House Dr.	Stub	/	/	/
		8"	Waterline	Cliff House Dr.	Ancients Rd	Anasazi Ridge Ave	/	/	/
		8"	Waterline	Basketweaver Avenue	Atlatl Dr.	Chaco Terrace St.	/	/	/
SANITARY SEWER / NMUI									
		8"	SAS	Anasazi Ridge Ave	Desert Spirit Rd.	Chaco Terrace St	/	/	/
		8"	SAS	Chaco Terrace St	Anasazi Ridge Ave	Lot 21, Block 7	/	/	/
		8"	SAS	Desert Spirit Road	Anasazi Ridge Ave	Chaco Terrace St	/	/	/
		8"	SAS	Ancients Rd	Anasazi Ridge Ave	Chaco Terrace St	/	/	/
		8"	SAS	Cliff Dweller Rd	Ancients Rd	Chaco Terrace St	/	/	/
		8"	SAS	Basket weaver Ave	Atlatl Dr.	Cul-de-Sac	/	/	/
		8"	SAS	Cliff Dweller Stub	Cliff Dweller Rd	End of St.	/	/	/
		8"-10"	SAS	Public Sewer Easement	10" Stub in Seville	Anasazi Ridge Ave	/	/	/
		8"	SAS	Cliff House Dr.	Cliff Swellers Rd	Jacal Ct.	/	/	/
		8"	SAS	Basket weaver Ave	Atlatl Dr.	Chaco Terrace St.	/	/	/
		8"	SAS	Anasazi Ridge Ave	Desert Spirit Rd.	Sta 29+25	/	/	/
		8"	SAS	Anasazi Ridge Ave	Sta 29+25	McMahon Blvd	/	/	/
STORM DRAIN									
		24"-36"	Storm Drain	Ancients Road	Cliff Dweller Rd	Anasazi Ridge Ave	/	/	/
		42"-48"	Storm Drain	Anasazi Ridge Ave	Ancients Rd.	Arroyo Outfall	/	/	/
		24"	Storm Drain	Desert Spirit Rd	Anasazi Ridge Rd	Desert Spirit Rd	/	/	/
		30"	Storm Drain w/ Appurtences	Drainage Easement	Basketweaver Ave	Arroyo Outfall	/	/	/
South Embankment Improvements & Drop Structure Calabacillas Arroyo									

TIS

Signing per DRC

IMPACT FEE CREDIT

The Calabacillas Arroyo is listed on the CCIP. This project is thereby eligible for Impact Fee Credits



LOCATION MAP **ZONE ATLAS A-10-Z**
SCALE: NONE

SUBDIVISION DATA

Gross Acreage	40.345 Ac.
Zone Atlas No.	A-10-Z
No. of Existing Tracts/Lots	3 Tracts/120 Lots
No. of Tracts/Lots/Parcels created	11 Tracts/191 Lots
No. of Lots/Tracts eliminated	3 Tracts/120 Lots
Miles of full width streets created	1.83
Miles of half width streets created	0.12
Right-of-Way area vacated	7.4294 Ac.
Street Area dedicated to the City of Albuquerque	11.7958 Ac.
Date of Survey	May, 2003
Utility Control Location System Log Number	2004082799
Zoning	R-1

FREE CONSENT AND DEDICATION:

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

OWNER: Capital Alliance Investments, LLC
A New Mexico Limited Liability Company

BY: [Signature] 5/18/06
Mike Marra, Authorized Agent DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 18, 2006
By Mike Marra, Authorized Agent of Capital Alliance Investments, LLC, A New Mexico Limited Liability Company on behalf of said Company.

[Signature] 4-7-09
NOTARY PUBLIC MY COMMISSION EXPIRES

OFFICIAL SEAL
JAMES P. A. GREYER
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 4-7-09

LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS P, Q & R, SALTILLO UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 2006 in Book 2006C, Page 170; together with Lots 1 thru 3, Block 7; Lots 1 thru 8 and 14 thru 20, Block 8; Lots 1 thru 10, and 13 thru 22, Block 9; Lots 1 thru 9 and 18 thru 25, Block 10; Lots 1 thru 10 and 16 thru 24, Block 11; Lots 1 thru 16 and 19 thru 27, Block 12; and Lots 1 thru 22, Block 13 of PARADISE HEIGHTS, UNIT FIVE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1973 in Volume D5, Folio 111, together with all of Pratt Street N.W., and portions of Ramsey Street N.W., Gates Street N.W., Frost Street N.W., Mason Street N.W. and Navajo Drive N.W. and containing 40.345 acres more or less. (See sheet 7 for metes and bounds description)

NOTES (SEE SHEET 4)

PURPOSE OF PLAT

1. Subdivide 120 existing lots, 3 Tracts and vacated right-of-way into 191 Residential Lots and 11 Tracts.
2. Grant Easements as shown hereon.
3. Dedicate Right-of-Way as shown hereon.
4. Vacate easements and right-of-way as shown hereon.



OWNER: Collatz, Inc.
A New Mexico Corporation

BY: [Signature] 5/18/06
Arian Collatz, President DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 18, 2006
By Arian Collatz, President of Collatz, Inc., A New Mexico Corporation on behalf of said Corporation.

[Signature] June 14, 2006
NOTARY PUBLIC MY COMMISSION EXPIRES



OWNER: Saltillo Communities, LLC
(Tracts P, Q and R Saltillo Unit 1)

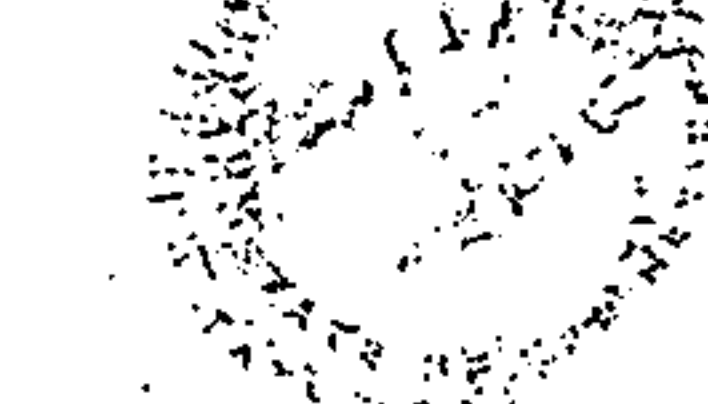
BY: [Signature] 5/23/06
Rex Wilson, Member DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 23, 2006
By Rex Wilson, Member of Saltillo Communities, LLC, A New Mexico Limited Liability Company on behalf of said Company.

[Signature] May 23, 2007
NOTARY PUBLIC MY COMMISSION EXPIRES



PLAT FOR
ANASAZI RIDGE UNIT 1
UNIT 1
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2006

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1003684

Application Number: 06DRB-20897

PLAT APPROVAL

Utility Approvals:

<u>[Signature]</u> PNM Electric Services	6-20-06 Date
<u>[Signature]</u> PNM Gas Services	6-20-06 Date
<u>[Signature]</u> Qwest	6-20-06 Date
<u>[Signature]</u> Comcast	6-20-06 Date
<u>[Signature]</u> New Mexico Utilities, Inc.	6-27-05 Date

City Approvals:

<u>[Signature]</u> City Surveyor	6-19-06 Date
<u>[Signature]</u> Real Property Division	6-28-06 Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	6-28-06 Date
<u>[Signature]</u> Water Utility Department	6-28-06 Date
<u>[Signature]</u> Parks and Recreation Department	6/28/06 Date
<u>[Signature]</u> ANAFCA	6-28-06 Date
<u>[Signature]</u> City Engineer	6/28/06 Date
<u>[Signature]</u> DRB Chairperson, Planning Department	06/29/06 Date

SURVEYOR'S CERTIFICATION

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

[Signature] 06-19-06
Timothy Aldrich, Registered Professional Land Surveyor DATE

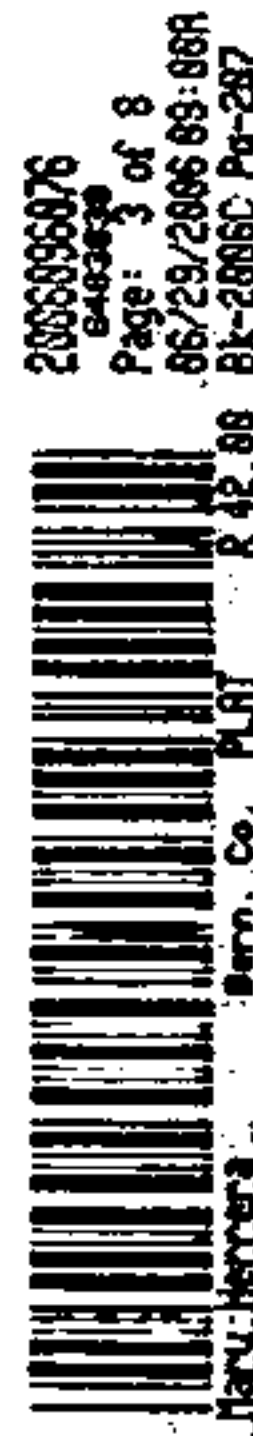
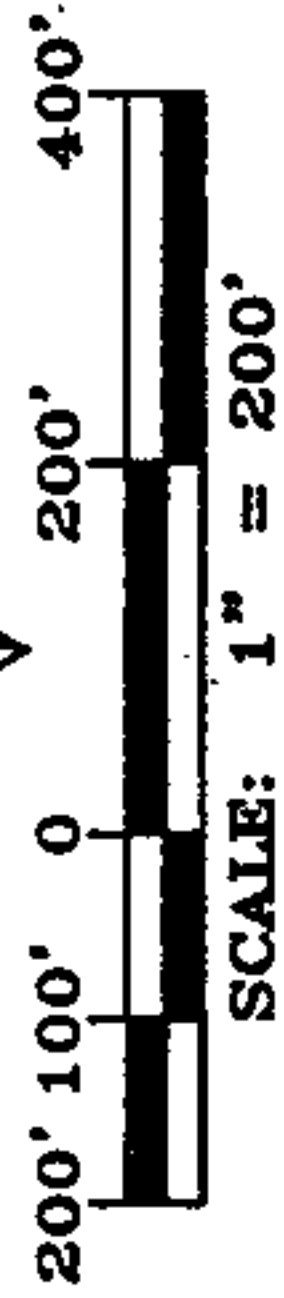


ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBU., N.M. 87190
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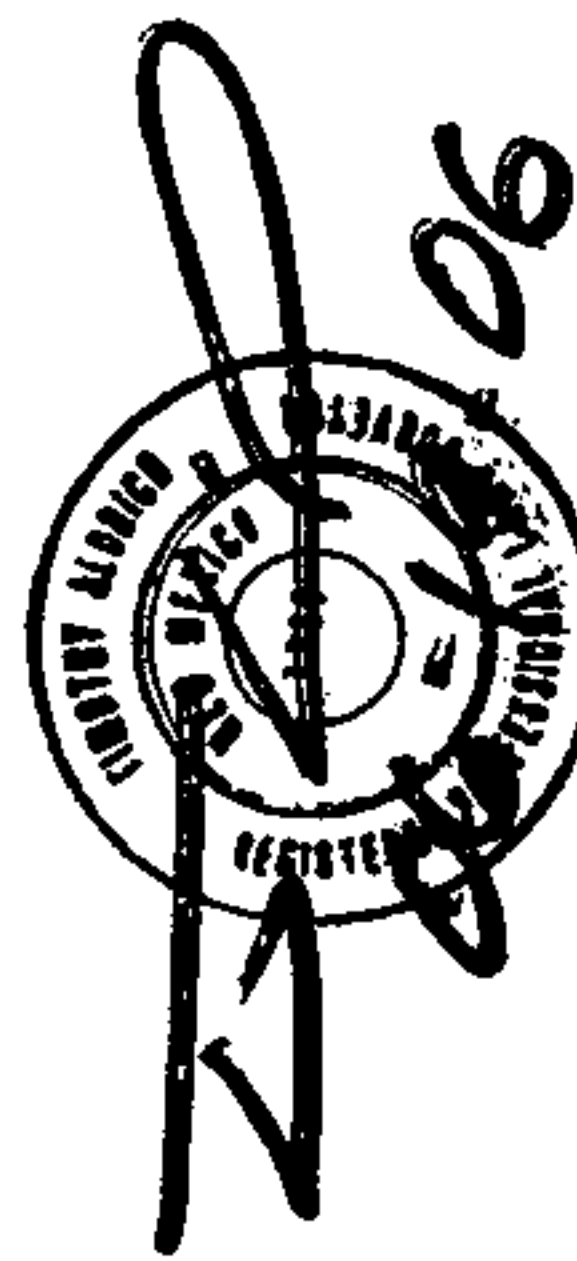
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Scale: N/A	Date: 05/18/06	Job: A04063	

PLAT FOR
ANASAZI RIDGE UNIT I

WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2006



- EXISTING EASEMENTS**
- ① EXISTING 7' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, D5-111) VACATED BY V-050RB-00118
 - ② EXISTING 5' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, D5-111) VACATED BY V-050RB-00118
 - ③ EXISTING 15' DRAINAGE EASEMENT (03-12-73, D5-111)
 - ④ EXISTING 20' C.O.A. WATERLINE EASEMENT (06-01-06, 06C-170)
 - ⑤ EXISTING 50' R.E.A. EASEMENT (03-12-73, D5-111)
 - ⑥ EXISTING 40' DRAINAGE EASEMENT (03-12-73, D5-111)
 - ⑦ EXISTING 50' PLAINS ELECTRIC EASEMENT (05-08-53, BK.14-PG.341)
 - ⑧ EXISTING PUBLIC ROADWAY EASEMENT (12-20-00, 02C-310)
 - ⑨ EXISTING 20' C.O.A. SANITARY SEWER EASEMENT (06-01-06, 06C-170)
 - ⑩ EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (04-72, BK.D916, PG.122)
 - ⑪ EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (10-23-74, BK.D972, PG.178)
 - ⑫ EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (01-11-71, BK.D887, PG.607)
 - ⑬ EXISTING 10' PUBLIC UTILITY EASEMENT (06-01-06, 06C-170)



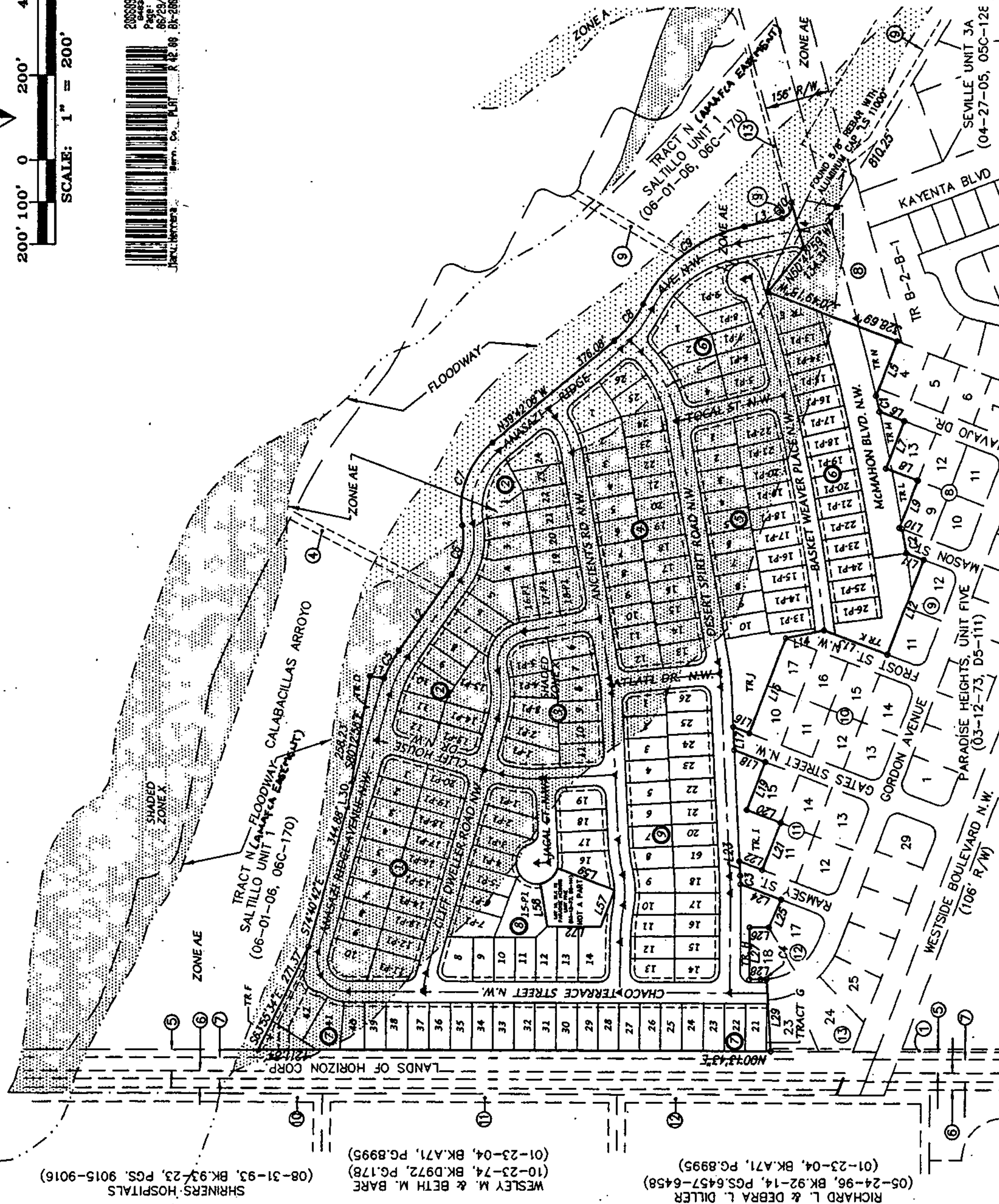
ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBUQU., N.M. 87190
505-884-1990

SEE SHEET 2 & 8 FOR LINE AND CURVE DATA

Dwg: A4063FP33.DWG Drawn: RICHARD Checked: ALS
Date: 06/16/06 Job: A04063

Sheet 3 of 8



LIMITS OF FEMA FLOOD ZONES
Until such time that the LOMR is issued to FEMA to remove the floodplain, this area and any future lots that develop in this area may be required by the mortgage company to obtain Flood Insurance.

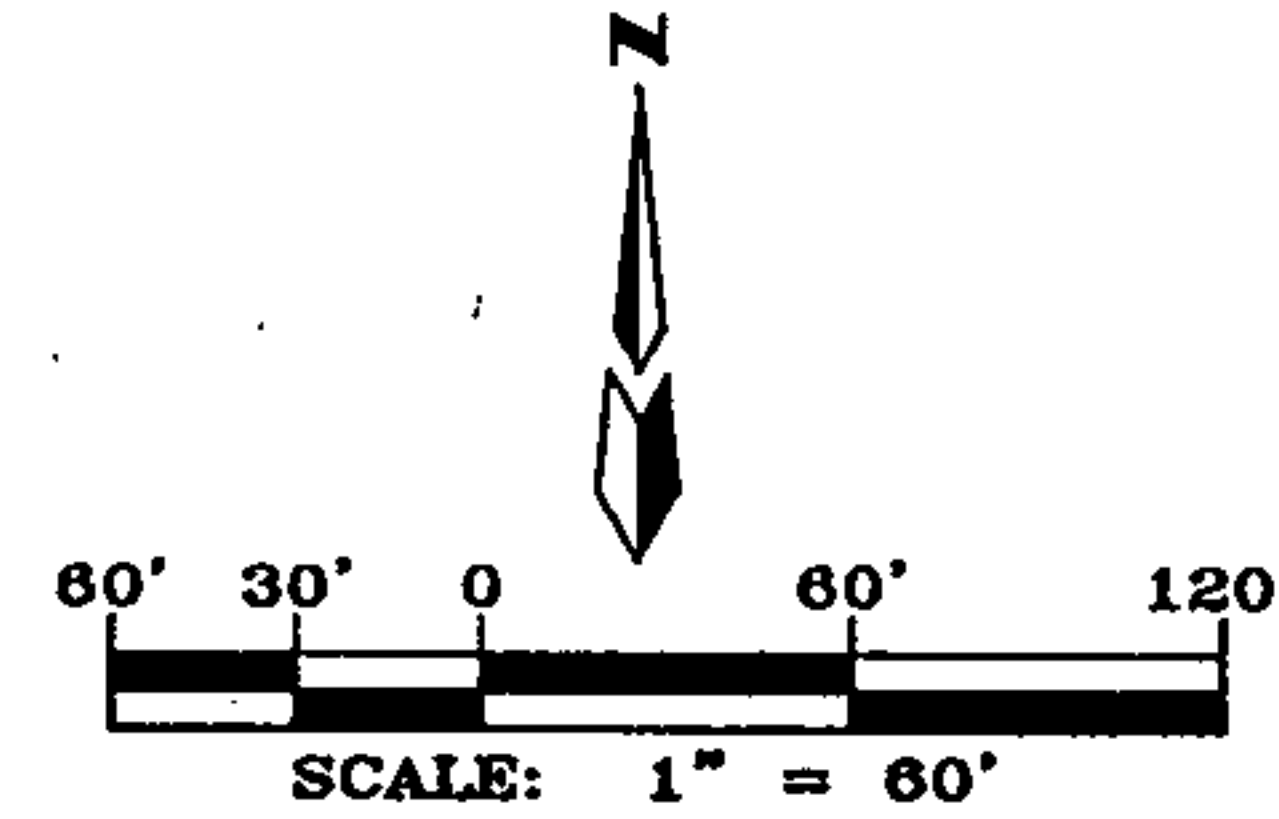
SHRINERS HOSPITALS (08-31-93, BK.93-23, PGS. 9015-9016)
WESTLEY M. & BETH M. BARR (10-23-74, BK.D972, PG.178)
RICHARD L. & DEBRA L. DILLER (05-24-96, BK.92-14, PGS.6457-6458)
(01-23-04, BK.A71, PG.8995)
(01-23-04, BK.A71, PG.8995)

PLAT FOR
ANASAZI RIDGE UNIT 1
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2006

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
 GRANTED WITH THIS PLAT
 R/W = RIGHT-OF-WAY
 C.O.A. = CITY OF ALBUQUERQUE

ALL STREETS SHOWN HEREON ARE
 HEREBY DEDICATED IN FEE SIMPLE
 WITH WARRANTY COVENANTS AS
 PUBLIC RIGHT-OF-WAY



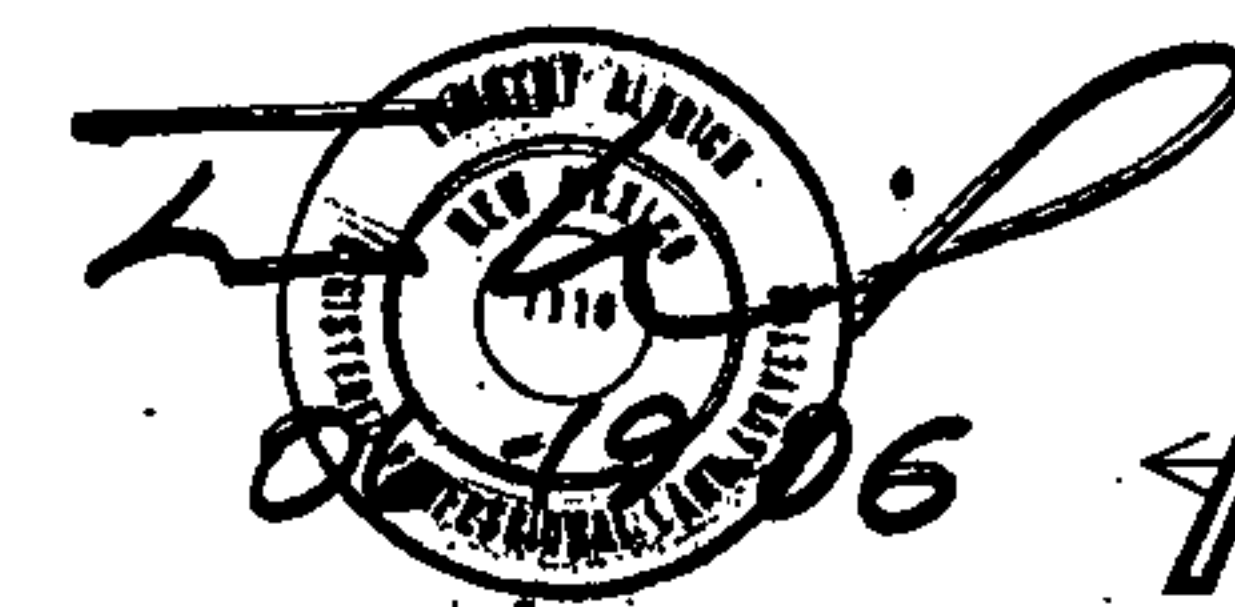
NEW EASEMENTS

- (A) 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.
- (B) 25' PUBLIC SANITARY SEWER EASEMENT GRANTED EXCLUSIVELY TO THE C.O.A. WITH THIS PLAT.
- (C) PUBLIC ROADWAY AND UTILITY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.



NOTES:

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:
 - PLAT OF "SALTILLO UNIT 1", (06-01-08, 06C-170)
 - PLAT OF "RIO RANCHO ESTATES, UNIT 10", (05-08-88, BK.1 - PG.75)
 - PLAT OF "PARADISE HEIGHTS, UNIT FOUR", (05-07-88, D3-201)
 - REPLAT OF "PARADISE HEIGHTS, UNIT FOUR", (07-03-75, D8-161)
 - PLAT OF "PARADISE HEIGHTS, UNIT FIVE", (03-12-73, D5-111)
 - PLAT OF "PARADISE HEIGHTS, UNIT FIVE, TRACT B-1", (09-19-95, 95C-348)
 - PLAT OF "SEVILLE", UNIT 7 (02-28-04, 04C-63)
 - PLAT OF "SEVILLE, UNIT 3A", (04-27-05, 05C-128)
 - PLAT OF "LANDS OF PARADISE HEIGHTS, L.L.C.", (06-24-03, 03C-189)
 - RESULT OF SURVEY "NW 1/4 NW 1/4 TRACT 12 AND THE NORTH LINE OF THE NORTH 1/2 NE 1/4 TRACT 12 (08-30-00, 2000S-127)
 - "QUIT CLAIM DEED" (10-15-03, BK. 406, PGS. 177138-177170)
 - "SPECIAL WARRANTY DEED" (04-27-95, BK. 95-10, PGS. 3147-3158)
 - records of Bernalillo County, New Mexico.
5. All street centerline monumentation shall be installed at all pc's, pt's, angle points and street intersections and shown thus (▲) and will be marked by (4") Aluminum Cap stamped: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION DO NOT DISTURB PLS 7719"
6. Unless otherwise noted all corners are set #5 rebar with cap "ALS LS 7719" (TYP.).
7. Tracts "E" and "G" thru "N" are reserved for Future Development.
8. Tracts "D" AND "F" are hereby dedicated to the City of Albuquerque Open Space with this plat. Tracts D and F are eligible for Open Impact Fee Credits as shown on the CCIP when they are dedicated to the City. A Public Drainage Easement over and across Tracts "D" and "F" is hereby granted to A.M.A.F.C.A. with this plat. (See Sheet 7 for Dedication)
9. This subdivision is within the New Mexico Utilities, Inc. franchise area. Water and Sanitary Sewer capabilities are based on the New Mexico Utilities, Inc. and not the City of Albuquerque's.
10. All lots shown with the P-1 designation shall conform to intermittent design criteria.

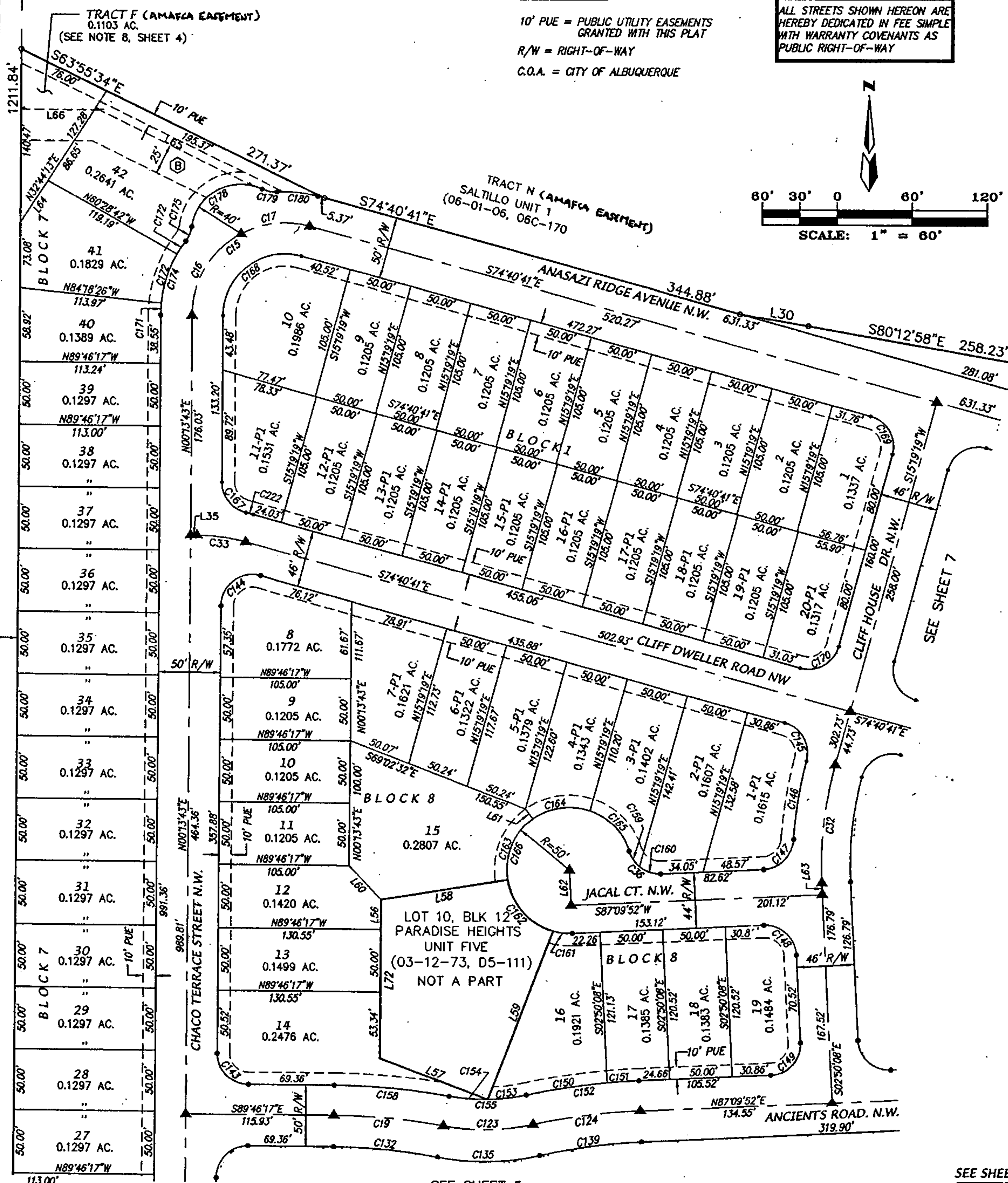


ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

SEE SHEET 8 FOR CURVE & LINE TABLE

Dwg: A4063FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 4 of 8
Scale: 1"=60'	Date: 06/16/06	Job: A04063	



LANDS OF HORIZON CORP.
 UNPLATTED

TRACT F (AMAFIA EASTMENT)
 0.1103 AC.
 (SEE NOTE 8, SHEET 4)

TRACT N (AMAFIA EASTMENT)
 SALTILLO UNIT 1
 (06-01-06, 06C-170)

LOT 10, BLK 12
 PARADISE HEIGHTS
 UNIT FIVE
 (03-12-73, D5-111)
 NOT A PART

SEE SHEET 5

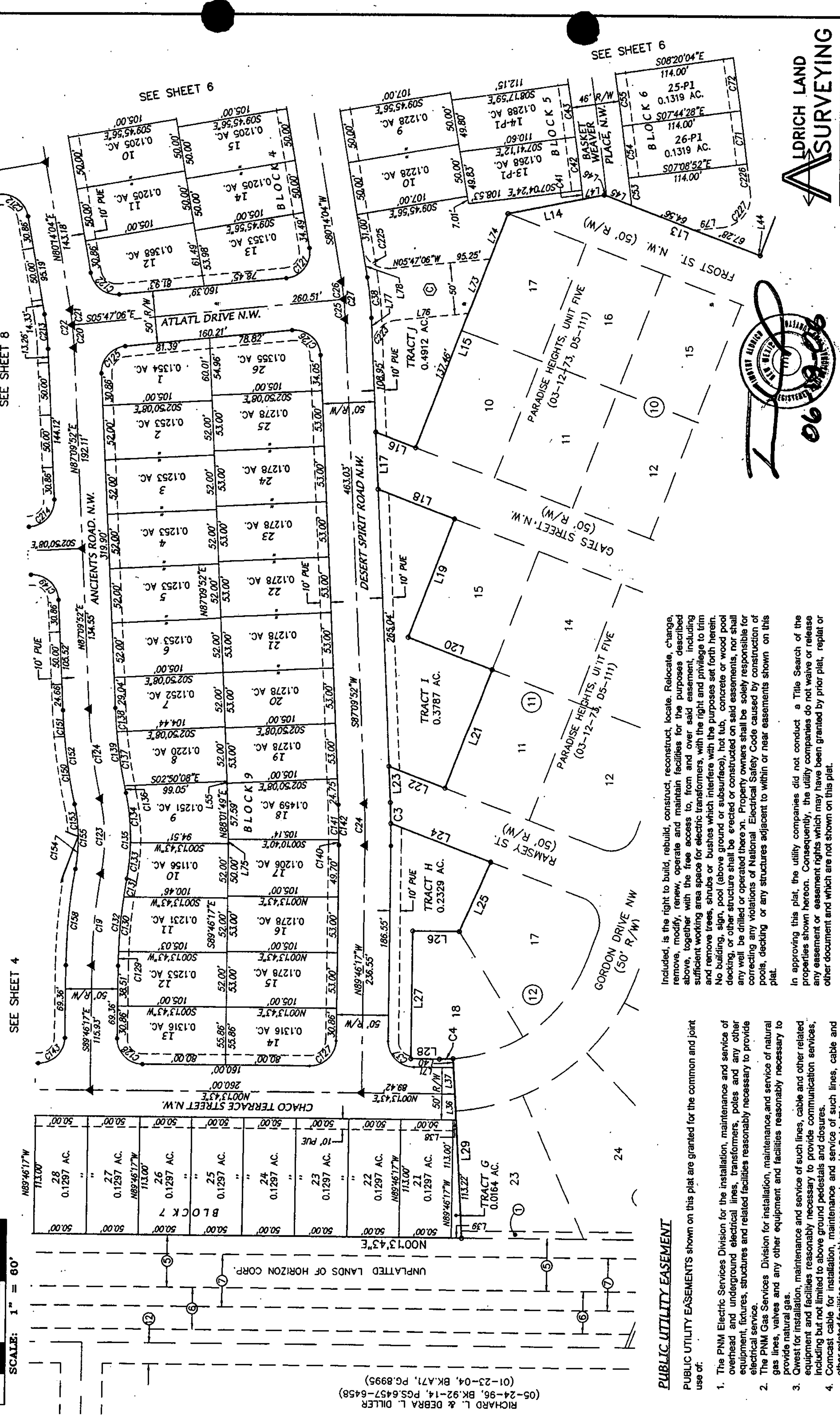


ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

ABBREVIATIONS
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 R/W = RIGHT-OF-WAY
 C.O.A. = CITY OF ALBUQUERQUE

NEW EASEMENTS
 (A) 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.
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PLAT FOR ANASAZI RIDGE UNIT 1
 WITHIN THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 * BERNALILLO COUNTY, NEW MEXICO
 MAY, 2006



PUBLIC UTILITY EASEMENT

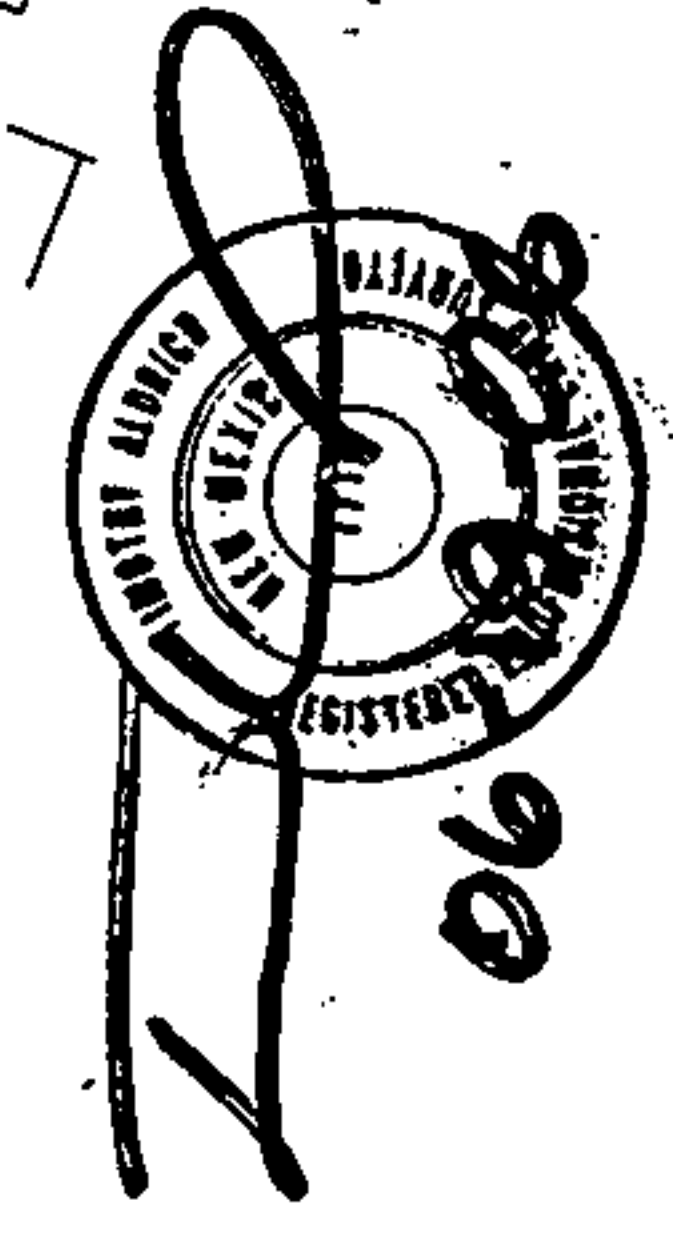
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
- Quest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Comcast cable for installation, maintenance and service of such lines, cable and other related 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 the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

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

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



SEE SHEET 8 FOR CURVE & LINE TABLE
 Dwg: A4063FPBASE.DWG Drawn: RICHARD Date: 06/16/06
 Scale: 1" = 60'
 Checked: ALS Job: A04063
 Sheet 5 of 8

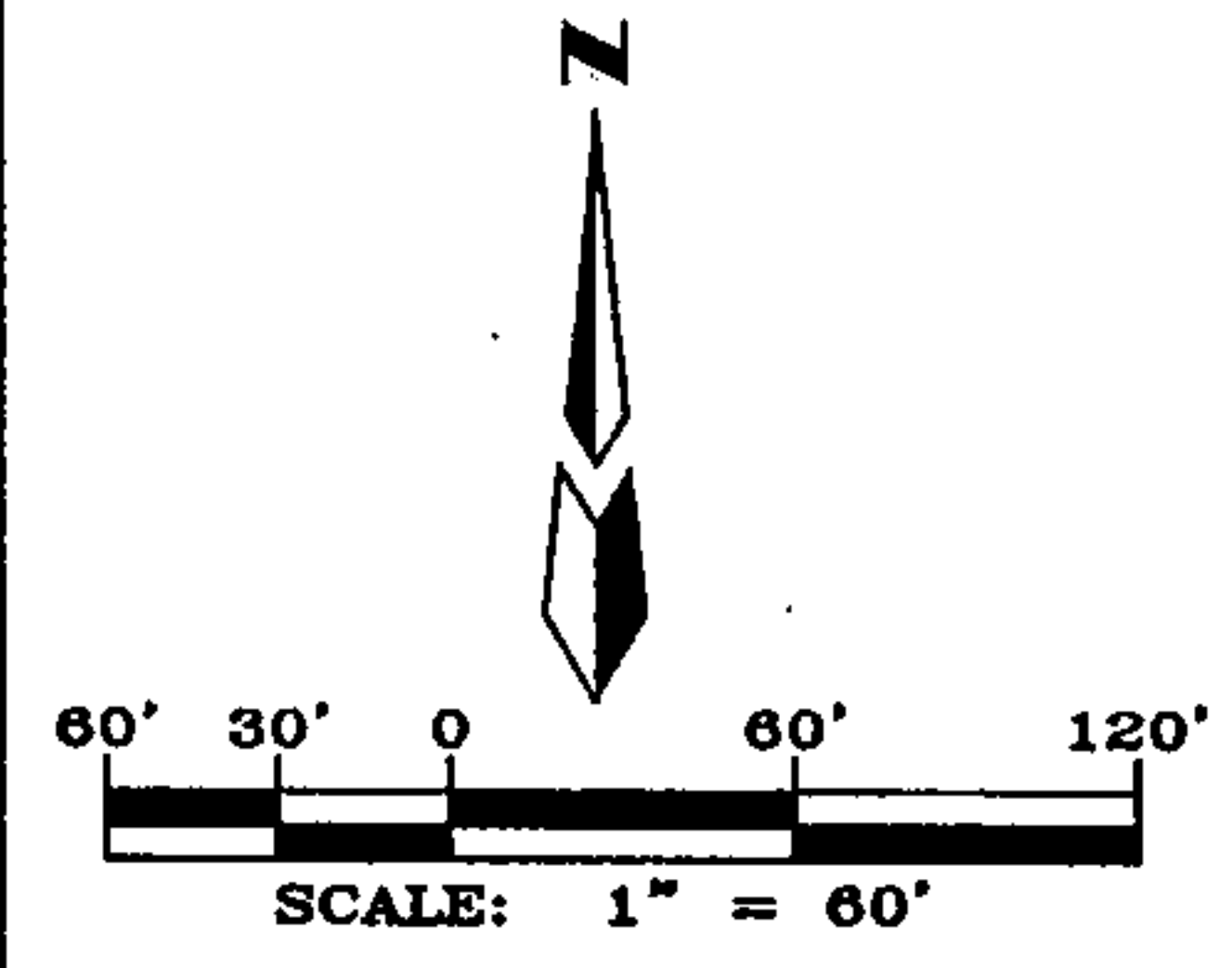


P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1890

PLAT FOR
ANASAZI RIDGE UNIT 1
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMMP
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2006

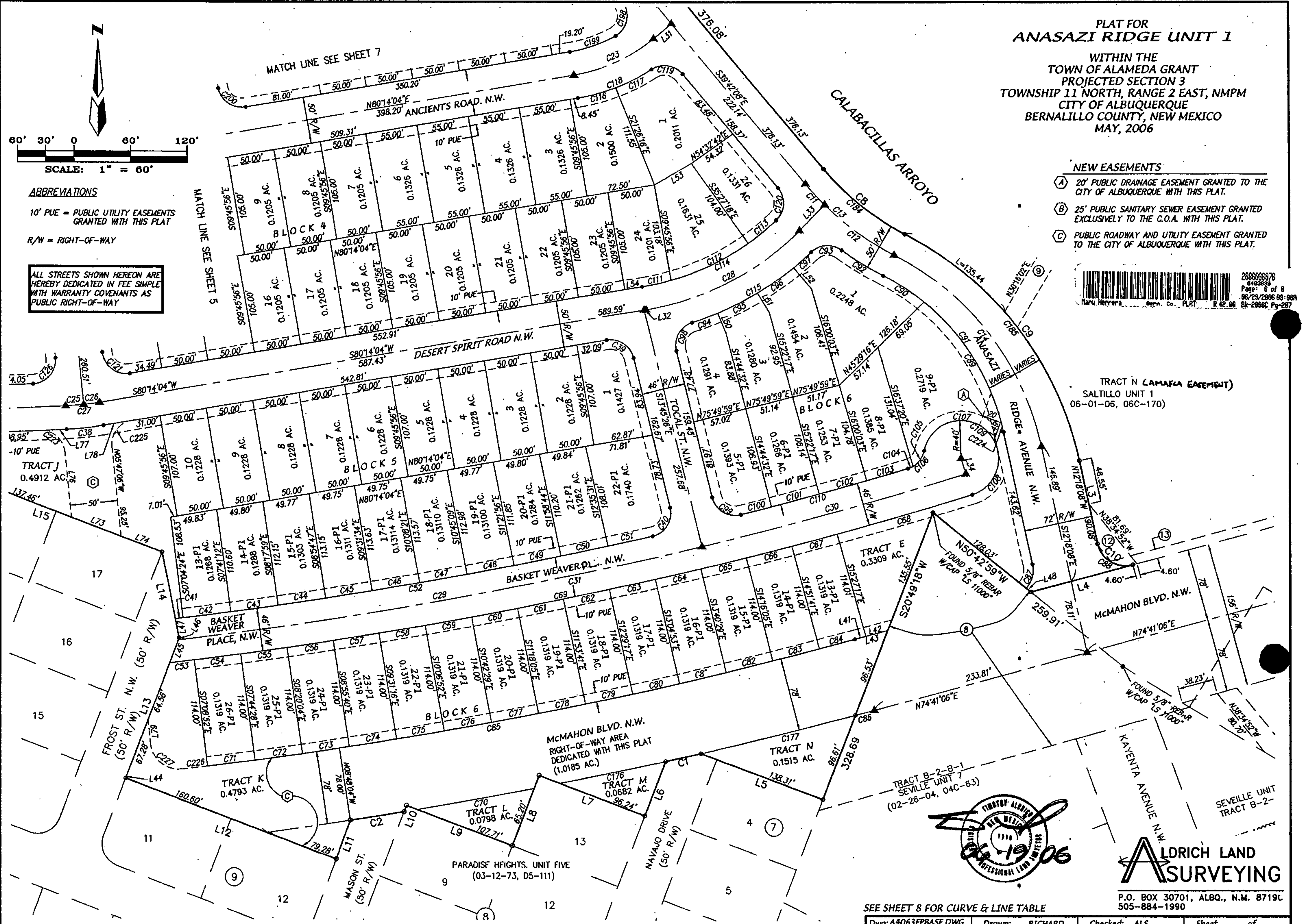
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ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY



TRACT N (AMAFIA EASEMENT)
 SALTILLO UNIT 1
 06-01-06, 06C-170)

TRACT B-2-B-1
 SEVILLE UNIT 7
 (02-26-04, 04C-63)



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 8719C
 505-884-1990

SEE SHEET 8 FOR CURVE & LINE TABLE

Dwg: A4063AR\FINAL PLAT\A4063FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 6 of 8
Scale: 1"=60'	Date: 06/16/06	Job: A04063	

DRAINAGE EASEMENT DEDICATION

Dedication to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, Grantee, its successors and assigns, of lands, rights of way, and easements designated herein as "Flood Plain Easement" or "Drainage Easement" is with the full and free consent and in accordance with the desire of the undersigned owner, Grantor. This dedication is for drainage, flood control, conveyance and storage of storm water, and the construction, operation, maintenance, reconstruction or replacement of, and access to, such facilities, and for subordinate recreational use and access on such facilities. Except by the written approval of Grantee, no fence, wall, building or other obstruction may be placed or maintained on any property dedicated to Grantee hereby, and there shall be no alteration of the grades or contours in such property. This dedication shall not obligate Grantee to maintain natural arroyos, drainage channels or other facilities that do not meet the standards of the Grantee for design and construction, nor shall this granting require the protection of property lying outside of the area dedicated. Grantee shall only maintain property and/or improvements that it specifically agrees, in writing, to maintain. Absent a written maintenance agreement, such responsibility shall remain with the Grantor, its successors and assigns. Landscaping or maintenance work by the Grantor within the property hereby dedicated shall not alter the present flowline, capacity or permeability of the present flood way area except in an emergency. If emergency work is performed, Grantor shall notify Grantee as soon as practical thereafter. Grantee will then determine if the emergency work can remain or must be removed or modified. Safe locations for structures built on lands adjacent to the property dedicated hereby may be substantially outside of the area described. Grantor covenants and warrants that it is the owner in fee simple of the property and that it has a good and lawful right to dedicate the right of way or easement interests described herein. Any portion of any land, right of way or easements granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control or drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed. Vacation approval consistent with the City of Albuquerque or Bernalillo County Subdivision Ordinances will also be required.

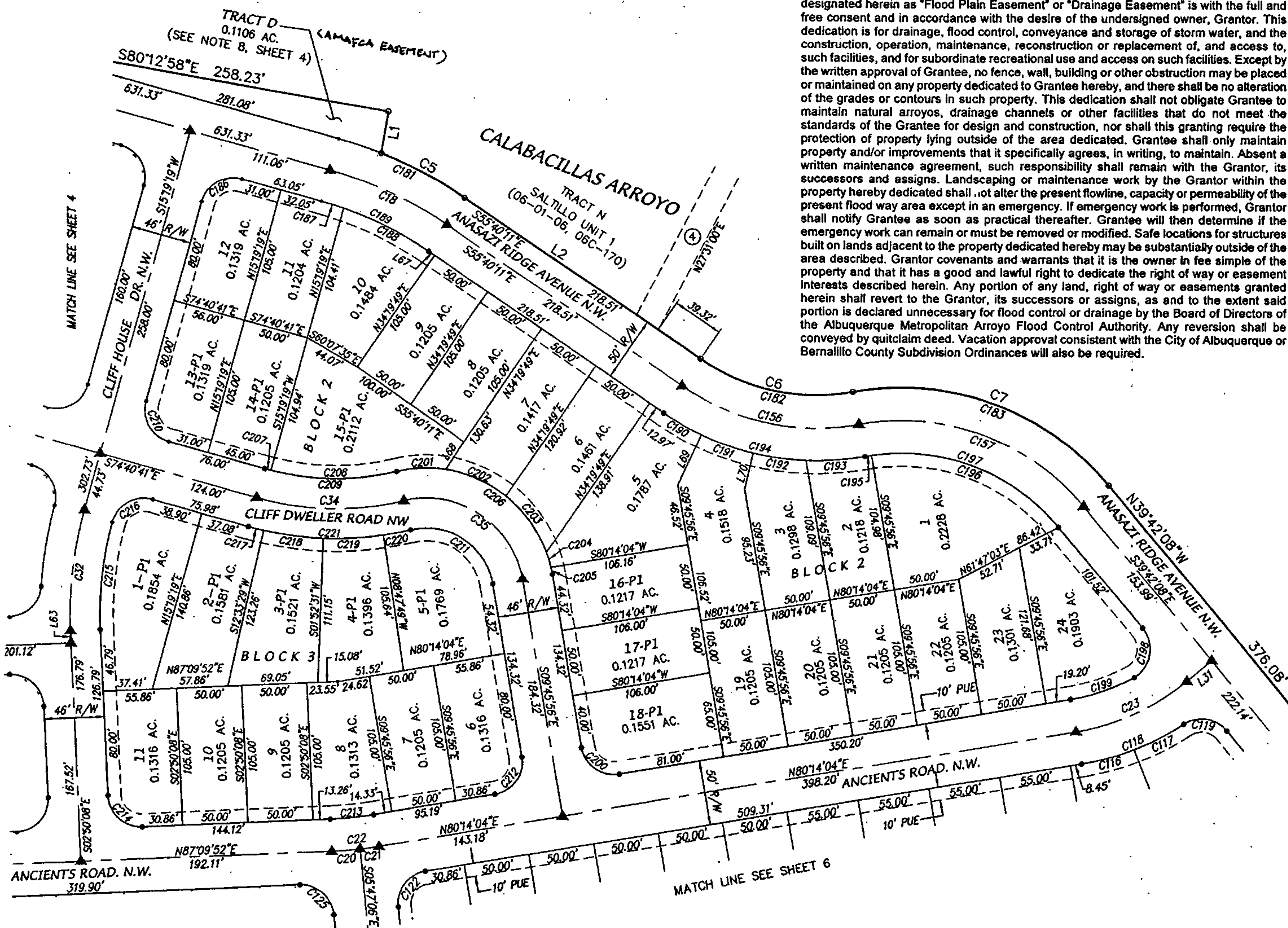
**PLAT FOR
ANASAZI RIDGE UNIT 1
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2006**

LEGAL DESCRIPTION

A tract of land situated within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS P, Q & R, SALTILLO UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 2006 in Book 2006C, Page 170; together with Lots 1 thru 3, Block 7; Lots 1 thru 8 and 14 thru 20, Block 8; Lots 1 thru 10, and 13 thru 22, Block 9; Lots 1 thru 9 and 18 thru 25, Block 10; Lots 1 thru 10 and 16 thru 24, Block 11; Lots 1 thru 9, 11 thru 16 and 19 thru 27, Block 12; and Lots 1 thru 22, Block 13 of PARADISE HEIGHTS, UNIT FIVE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1973 in Volume D5, Folio 111, together with all of Pratt Street N.W., and portions of Ramsey Street N.W., Gates Street N.W., Frost Street N.W., Mason Street N.W. and Navajo Drive N.W. and containing 40.7524 acres more or less.

BEGINNING at a point on the northerly side of the herein described tract, from whence the Albuquerque Control Survey Monument "A-10" bears N 34°28'27" E, 773.62 feet;
 THENCE S 09°48'16" W, 32.34 feet to a point on curve;
 THENCE 73.40 feet along a curve to the right, whose radius is 325.00 feet through a central angle of 12°58'22" and whose chord bears S 62°08'22" E, 73.24 feet to a point of tangency;
 THENCE S 59°40'11" E, 218.51 feet to a point of curvature;
 THENCE 122.15 feet along a curve to the left, whose radius is 155.00 feet through a central angle of 45°09'06" and whose chord bears S 78°14'45" E, 119.01 feet to a point of reverse curve;
 THENCE 218.68 feet along a curve to the right, whose radius is 205.00 feet through a central angle of 61°07'10" and whose chord bears S 70°15'43" E, 208.46 feet to a point of tangency;
 THENCE S 39°42'08" E, 378.13 feet to a point of curvature;
 THENCE 111.10 feet along a curve to the left, whose radius is 275.00 feet through a central angle of 23°08'50" and whose chord bears S 51°16'33" E, 110.35 feet to a point of reverse curve;
 THENCE 313.34 feet along a curve to the right, whose radius is 355.17 feet through a central angle of 50°32'50" and whose chord bears S 37°34'33" E, 303.28 feet to a point of tangency;
 THENCE S 12°18'08" E, 90.08 feet to a point of curvature;
 THENCE 48.70 feet along a curve to the left, whose radius is 30.00 feet through a central angle of 93°00'46" and whose chord bears S 68°48'31" E, 43.53 feet to the southeast corner;
 THENCE S 74°41'06" W, 111.80 feet to a point;
 THENCE N 50°42'59" W, 134.31 feet to a point;
 THENCE S 20°49'18" W, 328.89 feet to a point;
 THENCE N 69°10'24" W, 138.31 feet to a point on curve;
 THENCE 38.54 feet along a curve to the right, whose radius is 5000.00 feet through a central angle of 00°29'30" and whose chord bears S 77°04'42" W, 38.54 feet to a point;
 THENCE S 20°49'18" W, 62.21 feet to a point;
 THENCE N 69°09'36" W, 119.87 feet to a point;
 THENCE N 69°09'36" W, 119.98 feet to a point;
 THENCE S 20°50'24" W, 7.19 feet to a point on curve;
 THENCE 57.72 feet along a curve to the right, whose radius is 5000.00 feet through a central angle of 00°39'41" and whose chord bears S 80°52'05" W, 57.72 feet to a point;
 THENCE S 20°50'24" W, 44.16 feet to a point;
 THENCE N 69°09'36" W, 239.88 feet to a point;
 THENCE N 69°09'36" W, 239.88 feet to a point;
 THENCE N 20°50'24" E, 160.00 feet to a point;
 THENCE N 11°13'40" W, 94.18 feet to a point;
 THENCE N 69°09'36" W, 239.94 feet to a point;
 THENCE N 20°50'24" E, 41.07 feet to a point;
 THENCE S 87°09'52" W, 54.80 feet to a point;
 THENCE S 20°50'24" W, 78.44 feet to a point;
 THENCE N 69°09'36" W, 121.35 feet to a point;
 THENCE S 20°50'24" W, 85.45 feet to a point;
 THENCE N 69°09'36" W, 121.38 feet to a point;
 THENCE N 20°50'24" E, 57.46 feet to a point;
 THENCE S 87°09'52" W, 34.45 feet to a point of curvature;
 THENCE 20.04 feet along a curve to the right, whose radius is 775.00 feet through a central angle of 01°28'53" and whose chord bears S 87°54'19" W, 20.04 feet to a point;
 THENCE S 20°50'24" W, 101.86 feet to a point;
 THENCE S 20°50'24" W, 78.44 feet to a point;
 THENCE N 69°09'36" W, 121.35 feet to a point;
 THENCE S 20°50'24" W, 85.45 feet to a point;
 THENCE N 69°09'36" W, 121.38 feet to a point;
 THENCE N 20°50'24" E, 57.46 feet to a point;
 THENCE S 87°09'52" W, 34.45 feet to a point of curvature;
 THENCE 20.04 feet along a curve to the right, whose radius is 775.00 feet through a central angle of 01°28'53" and whose chord bears S 87°54'19" W, 20.04 feet to a point;
 THENCE S 20°50'24" W, 101.86 feet to a point;
 THENCE N 86°33'19" W, 72.42 feet to a point;
 THENCE N 00°13'43" E, 44.42 feet to a point;
 THENCE N 89°45'07" W, 122.57 feet to a point;
 THENCE S 00°13'43" W, 27.13 feet to a point of curvature;
 THENCE 13.21 feet along a curve to the left, whose radius is 148.05 feet through a central angle of 05°06'41" and whose chord bears S 02°19'16" E, 13.20 feet to a point;
 THENCE S 86°40'18" W, 171.90 feet to the southwest corner;
 THENCE N 00°13'43" E, 1211.84 feet to the northwest corner;
 THENCE S 63°55'34" E, 271.37 feet to a point;
 THENCE S 74°40'41" E, 344.88 feet to a point;
 THENCE S 80°18'15" E, 55.57 feet to a point;
 THENCE S 80°12'58" E, 258.23 feet to a point of beginning and containing 40.7511 (GROSS) acres more or less.

EXCEPTING therefrom LOT 10, BLOCK 12, UNIT FIVE, PARADISE HEIGHTS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1973 in Book D5, Page 111 containing 0.4020 acres and containing 40.3491 (NET) acres more or less.



- NEW EASEMENTS**
- (A) 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.
 - (B) 25' PUBLIC SANITARY SEWER EASEMENT GRANTED EXCLUSIVELY TO THE C.O.A. WITH THIS PLAT.
 - (C) PUBLIC ROADWAY AND UTILITY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.

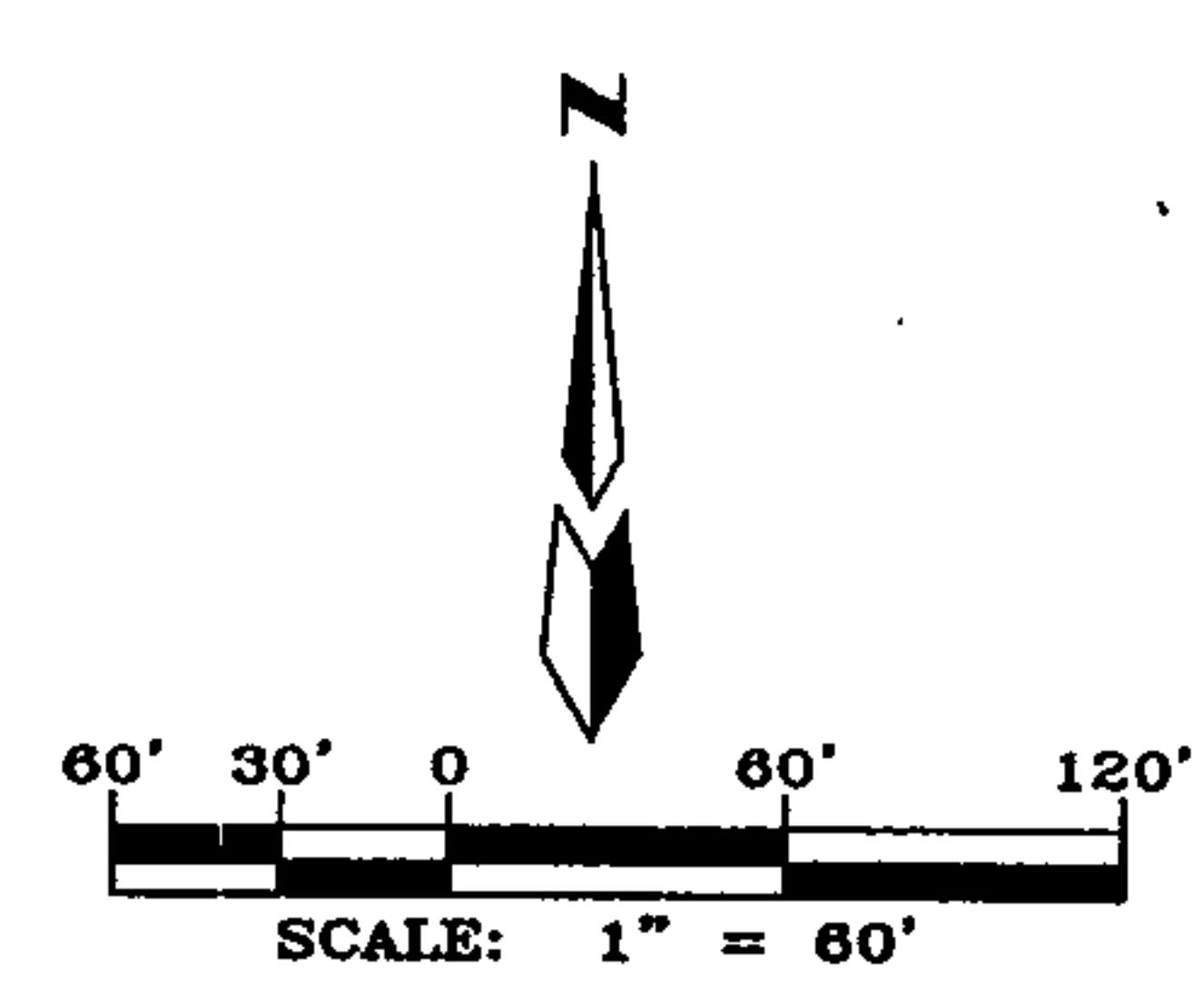
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 Page: 7 of 8
 05/23/2006 09:08:00
 Bk: 2886C Pg: 287

SEE SHEET 8 FOR CURVE & LINE TABLE

Dwg: A4063FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 7 of 8
Scale: 1"=60'	Date: 06/19/06	Job: A04063	

PLAT FOR
ANASAZI RIDGE UNIT 1
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2006

CURVE TABLE						CURVE TABLE						CURVE TABLE								
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	38.54	5000.00	0°26'30"	19.27	N77°04'42"E	38.54	C75	50.97	4922.00	0°35'36"	25.49	N80°10'56"E	50.97	C150	65.41	525.00	7°08'17"	32.75	S80°49'44"W	65.38
C2	57.72	5000.00	0°39'41"	28.86	N80°52'05"E	57.72	C76	50.97	4922.00	0°35'36"	25.49	N79°35'19"E	50.97	C151	25.35	525.00	2°46'00"	12.68	S85°46'52"W	25.35
C3	20.04	775.00	1°28'53"	10.02	N87°54'19"E	20.04	C77	50.97	4922.00	0°35'36"	25.49	N78°59'43"E	50.97	C152	90.76	525.00	9°54'17"	45.49	S82°12'44"W	90.64
C4	13.21	148.05	5°08'41"	6.61	S02°19'16"E	13.20	C78	50.97	4922.00	0°35'36"	25.49	N78°24'07"E	50.97	C153	31.16	155.00	11°31'00"	15.63	N83°01'05"E	31.10
C5	73.40	325.00	12°56'22"	36.85	S62°08'22"E	73.24	C79	50.97	4922.00	0°35'36"	25.49	N77°48'31"E	50.97	C154	31.20	155.00	11°31'55"	15.65	S85°27'27"E	31.14
C6	122.15	155.00	45°09'06"	64.44	S78°14'45"E	119.01	C80	50.97	4922.00	0°35'36"	25.49	N77°12'55"E	50.97	C155	62.35	155.00	23°02'55"	31.60	N88°47'03"E	61.93
C7	218.68	205.00	61°07'10"	121.04	N70°15'43"W	208.46	C81	50.97	4922.00	0°35'36"	25.49	N76°37'19"E	50.97	C156	141.85	180.00	45°09'06"	74.84	S78°14'45"E	138.21
C8	111.10	275.00	23°08'50"	56.32	S51°16'33"E	110.35	C82	50.97	4922.00	0°35'36"	25.49	N76°01'43"E	50.97	C157	192.01	180.00	61°07'10"	106.28	N70°15'43"W	183.04
C9	313.34	355.17	50°32'50"	167.69	N37°34'33"W	303.28	C83	50.97	4922.00	0°35'36"	25.49	N75°26'07"E	50.97	C158	92.36	525.00	10°04'48"	46.30	N84°43'53"W	92.24
C10	48.70	30.00	93°00'46"	31.62	S58°48'31"E	43.53	C84	38.98	4922.00	0°27'13"	19.49	N74°54'42"E	38.98	C159	14.81	25.00	33°56'38"	7.63	S34°28'56"E	14.60
C11	30.10	300.00	5°44'57"	15.06	S42°34'37"E	30.09	C85	701.61	4922.00	8°10'02"	351.40	N78°46'07"E	701.02	C160	18.06	25.00	41°22'52"	9.44	S72°08'42"E	17.67
C12	91.10	300.00	17°23'53"	45.90	S54°09'02"E	90.75	C86	20.87	5000.00	0°14'21"	10.44	N74°48'16"E	20.87	C161	15.65	50.00	17°56'10"	7.89	S83°52'03"E	15.59
C13	121.20	300.00	23°08'50"	61.44	S51°16'33"E	120.38	C87	27.77	30.00	53°02'24"	14.97	N14°13'03"E	26.79	C162	57.35	50.00	65°43'17"	32.30	S42°02'19"E	54.26
C14	264.66	300.00	50°32'50"	141.64	N37°34'33"W	256.16	C88	48.70	30.00	93°00'46"	31.62	S58°48'31"E	43.53	C163	55.14	50.00	63°10'50"	30.75	S22°24'44"W	52.38
C15	137.57	75.00	105°05'36"	97.91	S52°46'31"W	119.08	C89	152.79	244.83	35°45'25"	78.98	N32°52'28"W	150.32	C164	47.95	50.00	54°56'41"	26.00	S81°28'30"W	46.13
C16	80.27	75.00	61°19'29"	44.47	S30°53'28"W	76.50	C90	51.69	244.83	12°05'47"	25.94	N56°48'05"W	51.59	C165	46.72	50.00	53°32'33"	25.23	N44°16'54"W	45.04
C17	57.29	75.00	43°46'06"	30.13	S83°26'18"W	55.91	C91	215.99	244.83	50°32'50"	115.59	N37°34'33"W	209.05	C166	222.81	50.00	255°19'31"	64.78	S34°49'38"W	79.16
C18	99.53	300.00	19°00'30"	50.22	N65°10'26"W	99.07	C92	52.19	325.00	9°12'04"	26.15	S58°14'56"E	52.14	C167	33.54	25.00	76°52'22"	19.84	S38°12'28"E	31.08
C19	87.96	500.00	10°04'48"	44.10	N84°43'53"W	87.85	C93	35.10	25.00	80°26'56"	21.14	S86°07'37"W	32.29	C168	91.71	50.00	105°05'36"	65.27	S52°46'31"W	79.38
C20	21.73	300.00	4°09'02"	10.87	N85°05'21"E	21.73	C94	29.07	325.00	5°07'31"	14.55	N69°35'24"E	29.08	C169	39.27	25.00	90°00'00"	25.00	N29°40'11"W	35.36
C21	14.55	300.00	2°46'47"	7.28	N81°37'27"E	14.55	C95	47.47	325.00	8°22'07"	23.78	N62°50'35"E	47.43	C170	39.27	25.00	90°00'00"	25.00	N60°19'19"E	35.36
C22	36.29	300.00	6°55'49"	18.17	N83°41'58"E	36.26	C96	47.31	325.00	8°20'25"	23.70	N54°29'19"E	47.27	C171	9.54	100.00	5°27'51"	4.77	S02°57'39"W	9.53
C23	94.05	180.00	29°56'12"	48.12	N65°15'58"E	92.98	C97	25.05	325.00	4°24'57"	12.53	N48°06'38"E	25.04	C172	41.59	100.00	23°49'44"	21.10	S17°57'20"E	41.29
C24	40.11	750.00	3°03'51"	20.06	N88°41'48"E	40.10	C98	37.49	25.00	85°54'36"	23.28	S29°11'52"W	34.07	C173	12.67	100.00	7°15'44"	6.35	S33°09'10"W	12.67
C25	19.39	300.00	3°42'11"	9.70	N85°18'47"E	19.39	C99	39.52	25.00	90°34'50"	25.25	S59°02'51"E	35.53	C174	63.80	100.00	36°33'19"	33.03	S18°30'22"W	62.72
C26	16.90	300.00	3°13'38"	8.45	N81°50'53"E	16.90	C100	33.60	4762.00	0°24'15"	16.80	N75°27'36"E	33.60	C175	12.61	25.00	28°54'34"	6.44	N22°19'45"E	12.48
C27	36.29	300.00	6°55'49"	18.17	N83°41'58"E	36.26	C101	52.31	4762.00	0°37'46"	26.15	N74°56'36"E	52.31	C176	114.59	5000.00	0°18'47"	57.30	N77°57'20"E	114.59
C28	186.85	300.00	35°41'09"	96.57	N62°23'29"E	183.85	C102	52.31	4762.00	0°37'46"	26.16	N74°18'50"E	52.31	C177	168.71	5000.00	01°56'00"	84.37	N75°53'27"E	168.71
C29	566.20	4785.00	6°46'47"	283.43	N79°37'57"E	565.87	C103	45.56	4762.00	0°32'53"	22.78	N73°43'30"E	45.56	C178	74.95	40.00	107°21'29"	54.41	S61°33'12"W	64.46
C30	290.68	4785.00	3°28'50"	145.39	N74°30'09"E	290.64	C104	6.14	25.00	14°04'03"	3.08	N66°25'02"E	6.12	C179	12.61	25.00	28°54'34"	6.44	S79°13'20"E	12.48
C31	856.88	4785.00	10°15'37"	429.59	N77°53'32"E	855.73	C105	20.85	25.00	47°47'34"	11.08	N35°29'13"E	20.25	C180	33.16	100.00	18°59'56"	16.73	N84°10'39"W	33.01
C32	95.07	300.00	18°09'27"	47.94	S06°14'36"W	94.67	C106	26.99	25.00	61°51'37"	14.98	N42°31'15"E	25.70	C181	107.82	325.00	19°00'30"	54.41	N65°10'26"W	107.33
C33	39.51	150.00	15°05'36"	19.87	N82°13'29"W	39.40	C107	97.65	40.00	139°52'32"	109.53	N81°31'42"E	75.15	C182	122.15	155.00	45°09'06"	64.44	S78°14'45"E	119.01
C34	114.27	225.00	29°05'51"	58.39	S89°13'37"E	113.04	C108	70.72	40.00	101°17'46"	48.78	S22°06'51"W	61.86	C183	218.68	205.00	61°07'10"	121.04	N70°15'43"W	208.46
C35	123.06	75.00	94°00'36"	80.44	N56°46'14"W	109.71	C109	168.37	40.00	241°10'18"	67.67	N47°49'25"W	68.87	C184	111.10	275.00	23°08'50"	56.32	S51°16'33"E	110.35
C36	32.87	25.00	75°19'31"	19.30	S55°10'22"E	30.55	C110	183.78	4762.00	2°12'41"	91.90	N74°33'24"E	183.77	C185	313.34	355.17	50°32'50"	167.69	N37°34'33"W	303.28
C37	39.27	25.00	90°00'00"	25.00	S45°13'43"W	35.36	C111	31.64	275.00	6°35'34"	15.84	N76°56'17"E	31.63	C186	39.27	25.00	90°00'00"	25.00	S60°19'19"W	35.36
C38	39.31	325.00	6°55'49"	19.68	N83°41'58"E	39.29	C112	91.66	275.00	19°05'48"	46.26	N64°05'36"E	91.23	C187	17.96	275.00	3°44'30"	8.98	N72°48'26"W	17.96
C39	37.53	25.00	86°00'30"	23.32	N56°45'41"W	34.10	C113	38.55	275.00	8°01'58"	19.31	N50°31'43"E	38.52	C188	73.27	275.00	15°16'00"	38.88	N63°18'11"W	73.08
C40	39.52	25.00	90°34'50"	25.25	N31°31'59"E	35.53	C114	161.85	275.00	33°43'20"	83.35	N63°22'24"E	159.53	C189	91.23	275.00	19°00'30"	46.04	N65°10'26"W	90.82
C41	8.51	4762.00	0°06'09"	4.26	N82°58'40"E	8.51	C115	148.90	325.00	26°15'01"	75.78	N59°01'39"E	147.60	C190	33.50	205.00	9°21'46"	16.79	S60°21'04"E	33.46
C42	50.96	4762.00	0°36'47"	25.48	N82°37'12"E	50.96	C116	41.76	205.00	11°40'20"	20.95	N74°23'54"E	41.69	C191	42.07	205.00	11°45'29"	21.11	S70°54'42"E	42.00
C43	50.96	4762.00	0°36'47"	25.48	N82°00'25"E	50.96	C117	42.82	205.00	11°58'05"	21.49	N62°34'42"E	42.74	C192	40.90	205.00	11°25'48"	20.52	S82°30'21"E	40.83
C44	50.96	4762.00	0°36'47"	25.48	N81°23'37"E	50.96	C118	84.58	205.00	23°38'25"	42.90	N68°24'51"E	83.98	C193	45.08	205.00	12°36'03"	22.63	N85°28'44"E	44.99
C45	50.96	4762.00	0°36'47"	25.48	N80°46'50"E	50.96	C119	36.52	25.00	83°42'13"	22.39	N81°33'14"W	33.36	C194	161.55	205.00	45°09'06"	85.23	S78°14'45"E	157.40
C46	50.96	4762.00	0°36'47"	25.48	N80°10'02"E	50.96	C120	37.62	25.00	86°12'52"	23.40	N03°24'18"E	34.17	C195	5.19	155.00	1°55'13"	2.60	S80°08'19"W	5.19
C47	50.96	4762.00	0°36'47"	25.48	N79°33'15"E	50.96	C121	41.01	25.00	93°58'50"	26.80	S52°46'31"E	36.56	C196	160.15	155.00	59°11'57"	88.05	N69°18'06"W	153.12
C48	50.96	4762.00	0°36'47"	25.48	N78°56'27"E	50.96	C122	37.53	25.00	86°01'10"	23.32	S37°13'29"W	34.11	C197	165.34	155.00	61°07'10"	91.52	N70°15'43"W	157.62
C49	50.96	4762.00	0°36'47"	25.48	N78°19'40"E	50.96	C123	72.41	180.00	23°02'55"	36.70	N88°47'03"E	71.92	C198	44.15	25.00	101°11'18"	30.43	N10°53'31"E	38.63
C50	50.96	4762.00	0°36'47"	25.48	N77°42'52"E	50.96	C124	86.44	500.00	9°54'17"	43.33	S82°12'44"W	86.33	C199	50.72	155.00	18°44'54"	25.59	N70°51'37"E	50.49
C51	48.59	4762.00	0°35'04"	24.29	N77°06'56"E	48.59	C125	37.98	25.00	87°03'01"	23.74	N49°18'37"W	34.43	C200	3					



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 9, 2009

Project# 1003684

09DRB-70349 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
(2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE Unit(s) 1**, zoned R-1, located on the north side of MCMAHON BLVD NW and the south side of the CALABACILLAS ARROYO containing approximately 40.3491 acre(s). (A-10)

At the December 9, 2009, Development Review Board meeting, a nine month extension of the Subdivision Improvements Agreement was approved.

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).

If you wish to appeal this decision, you must do so by December 24, 2009, in the manner described below.

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


Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: Collatz Inc., - P.O Box 2010 – Corrales, Nm 87048
Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 10, 2010

Project# 1003684

10DRB-70071 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE Unit(s) 1 & 2**, zoned R-1, located on MCMAHON BLVD NW BETWEEN ANASAZI RIDGE NW AND WESTSIDE BLVD NW containing approximately 40.349 acre(s). (A-10)

At the March 10, 2010 Development Review Board meeting, a two year extension for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by March 25, 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.


Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates PA – P.O. box 90606 – Albuquerque, NM 87199
Marilyn Maldonado
File



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.

July 29, 2010

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **July 29, 2010**:

Contact Name: SUSAN RASINSKI

Company or Agency: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – ANASAZI RIDGE, UNIT 1, LOCATED ON McMAHON BOULEVARD NW BETWEEN ANASAZI RIDGE NW AND WESTSIDE BOULEVARD NW** zone map **A-10**.

Our records indicate that as of July 29, 2010, there were no Neighborhood and/or Homeowner 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 Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(07/07/10)

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
 - n/a* 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - n/a* Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - n/a* Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - n/a* Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - n/a* Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

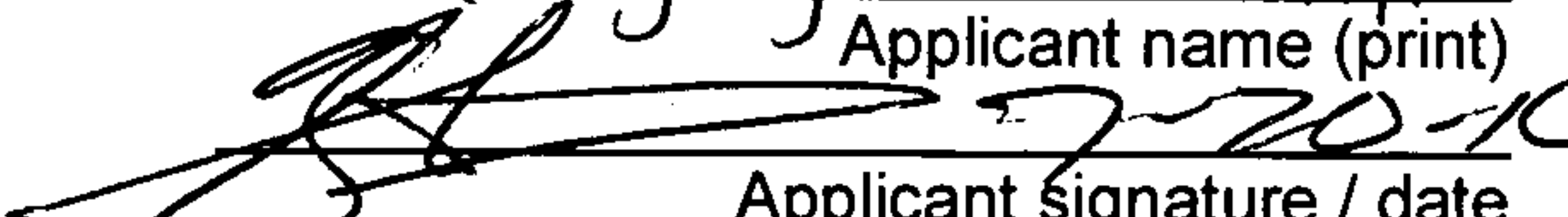
- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

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

 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Gregory J. Krenik, PE
Applicant name (print)

Applicant signature / date



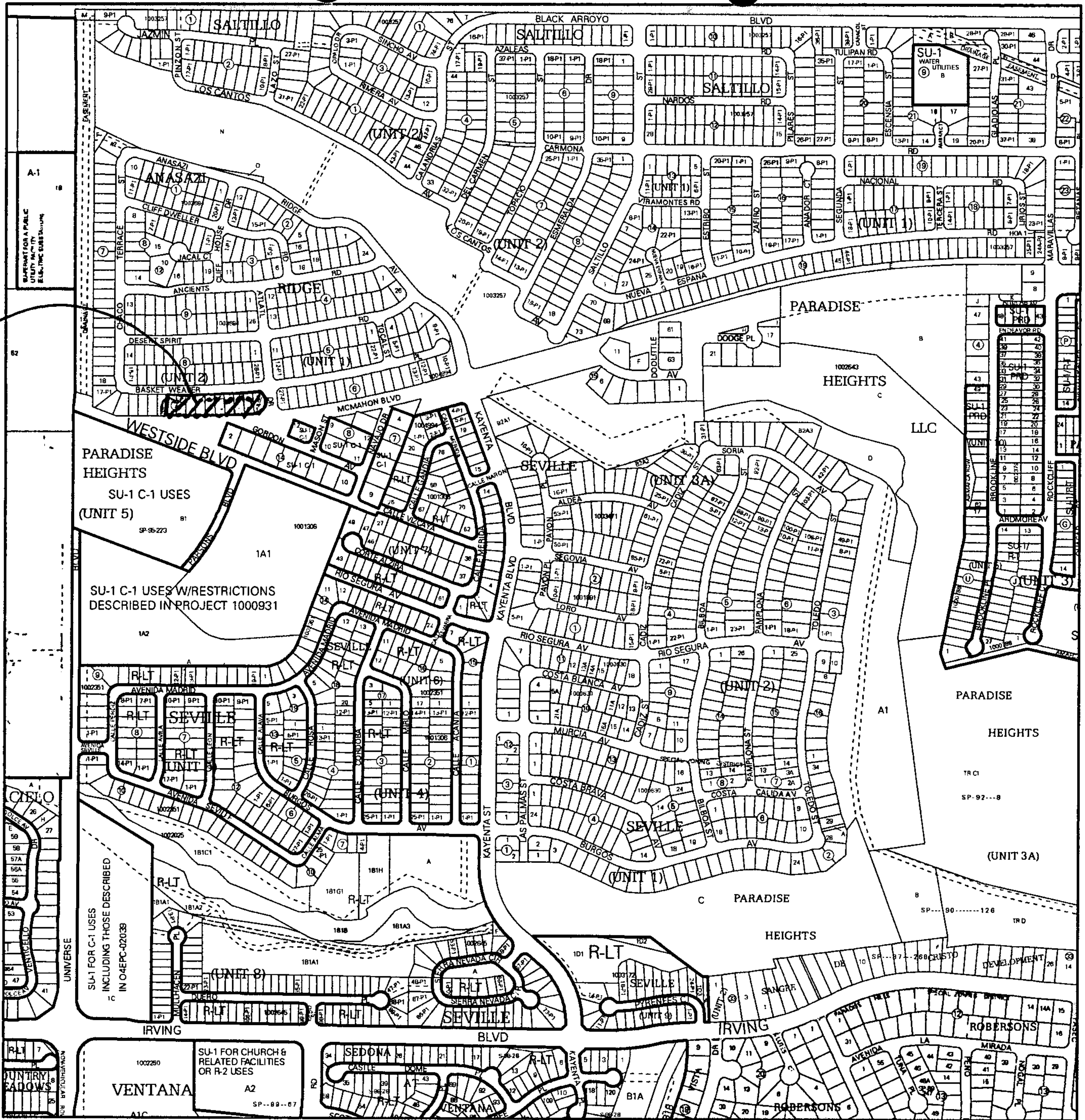
Form revised October 2007

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

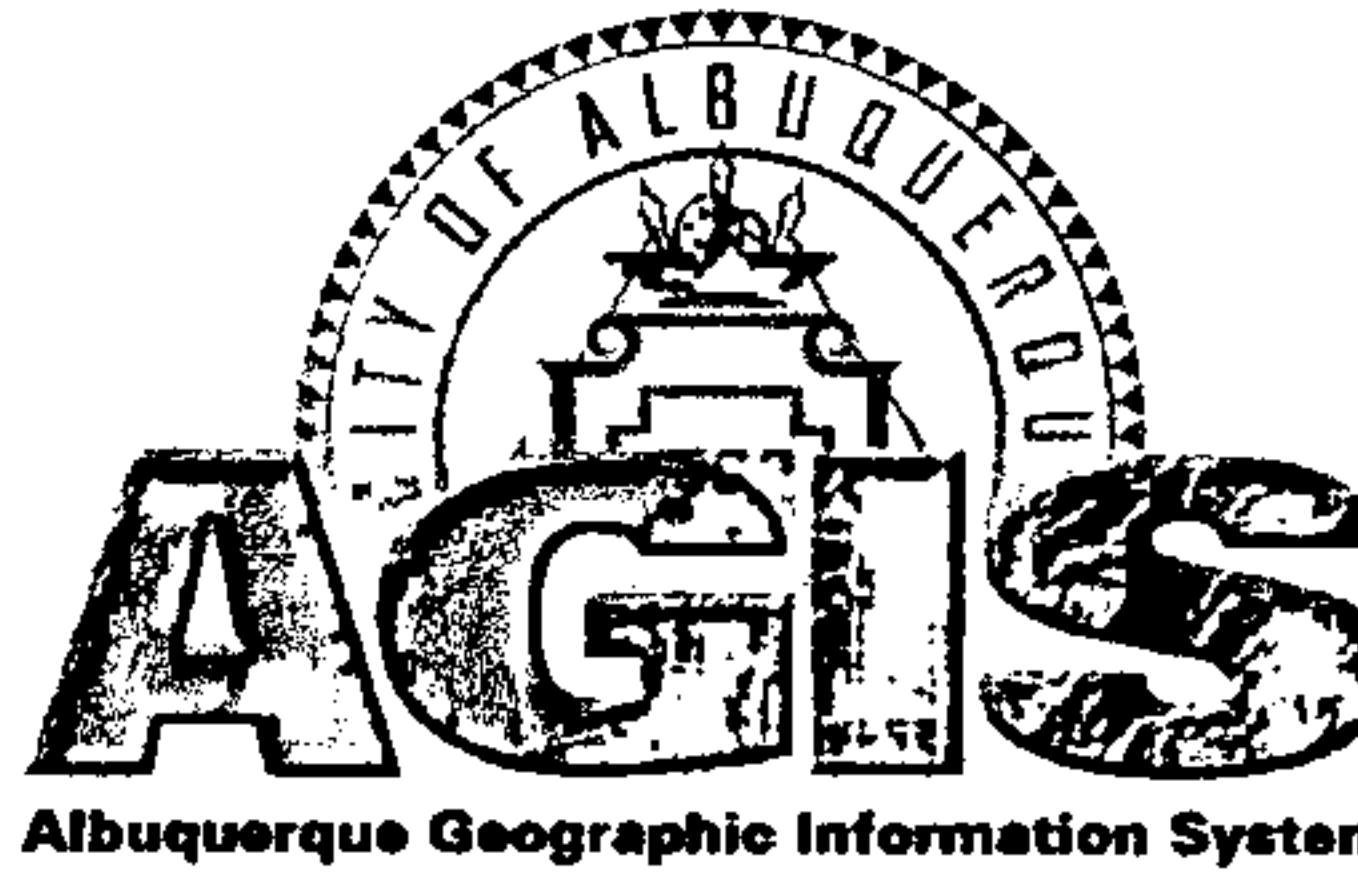
Application case numbers
10 DEB - 70201

Sandy Handley 07/20/10
Planner signature / date
Project # 1003684

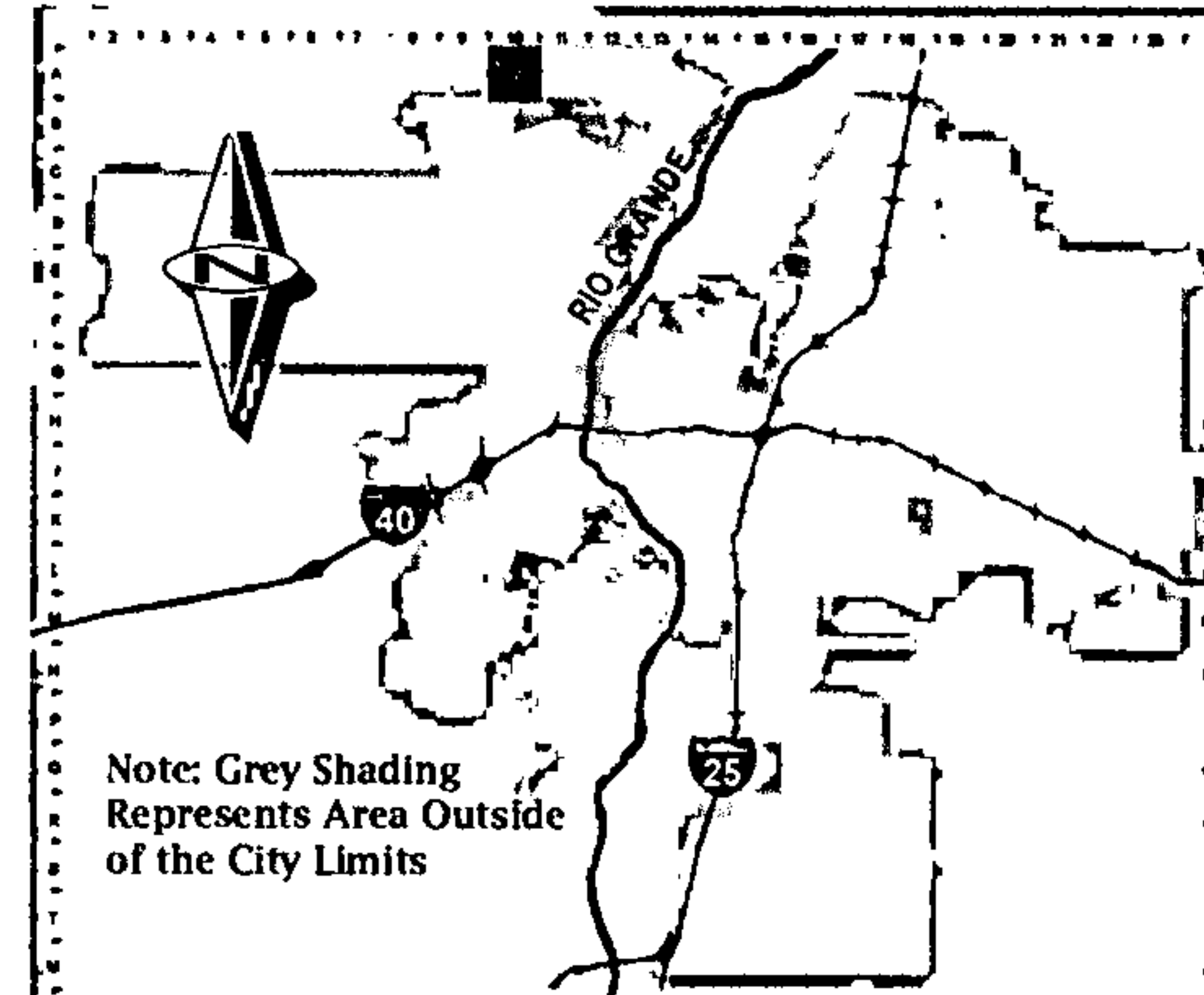
Site



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





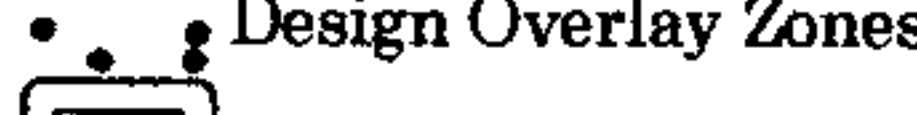



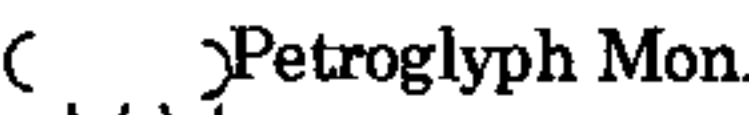


Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-10-Z

Selected Symbols

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

0 750 1,500 Feet



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

July 16, 2010

Mr. Jack Cloud
DRB Chairman
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**Re: Lots 1A – 10A, Block 7, Anasazi Ridge, Unit 2; 1003684
Lot Line Adjustments**

Dear Mr. Cloud:

As agent for the owner of this project we are requesting Preliminary / Final Plat approval for the referenced project. The owner wishes to modify the lot lines for existing Lots 1-9. We are shifting the lot lines approximately 5' to the east so Lot 9 can be made into two 50' lots.

Please contact me if you have any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Gregory J. Krenik, PE
Senior Engineer

GJK/sr



Pre-Development Facilities Fee (PDFF) Cover Sheet

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

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

Project # (if already assigned by DRB/EPC) 1003684

Please check one:

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

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

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

Project Information

Subdivision Name Lot 1, Block 1, Anasazi Ridge, Unit 1

Location of Project (address or major cross streets) McMahon NW and Kayenta NW

Proposed Number of Units: Single-Family Multi-Family

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

Waiver Information

Property Owner Calabacillas Properties LLC, Inc. Legal Description Lots 6A and 15A, Block 1, Anasazi Ridge, Unit 1 Zoning R-1

Reason for Waiver/Deferral Lot line adjustments. No additions or deletions to number of lots.

Contact Information

Name Susan Rasinski

Company Mark Goodwin & Associates, PA

Phone (505) 828-2200

E-mail susan@goodwinengineers.com

Please include with your submittal:

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

Copy of a plat or plan for the proposed project

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

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

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

FOR OFFICE USE ONLY

APS Cluster _____

Date Submitted _____

Date Completed _____

**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots 6-A and 15A-P1, Block 1, Anasazi Ridge Unit 1 which is zoned as R-1, on July 16, 2010 submitted by Calabacillas Properties, LLC, Inc., owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) propose to adjust lot lines between original lots 6 and 15. There will be no net gain of residential units.

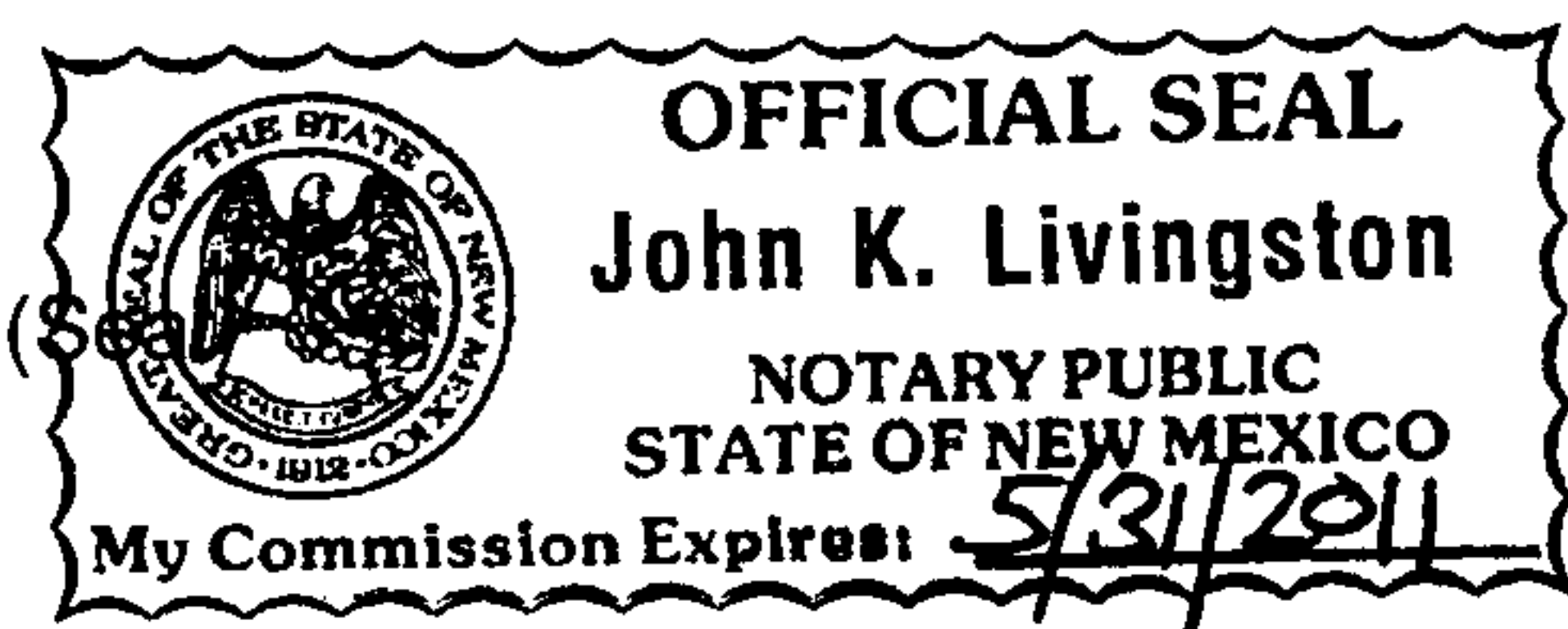
ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

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

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on JULY 16, 2010, by APRIL L. WINTERS as FACILITIES FEE PLANNER of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.



John K. Livingston
Notary Public
My commission expires: 5/31/2011



LOCATION MAP

A-10-Z

SUBDIVISION DATA

1. DRB Case No.:
2. Zone Atlas Index No.: A-10-Z
3. Total Number of Lots created: 2
4. Total Number of existing Lots: 2
5. Total Number of Tracts created: 0
6. Gross Subdivision Acreage: 0.2411 Acres

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone). (NAD 83)
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled: "ANASAZI RIDGE UNIT 1", (06-29-06, 2006C-207) all being records of Bernalillo County, New Mexico.
5. Field Survey performed in April, 2010.
6. Utility Council Location System Log No.: 2004082799
7. All points are set 5/8" rebar w/cap marked "LS 7719"

SOLAR NOTE: No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being install on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the adjustment of lot lines as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Calabacillas Properties LLC, INC. - Lots 6-A AND 15-A-P1

Rex Wilson, President

STATE OF NEW MEXICO }
BERNALILLO COUNTY }

On this 8th day of July, 2010, this instrument was acknowledged before me by Rex Wilson, President of Calabacillas Properties LLC, INC.

Notary Public



1. To create Lots 6-A and 15-A-P1 as shown hereon.
2. To adjust lot lines to fit constructed infrastructure and improvements.

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 6 and 15-P1, BLOCK 1, ANASAZI RIDGE UNIT 1, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 29, 2006 in Book 2006C, Page 207, and being more particularly described as follows:

BEGINNING at the southwest corner of the herein described tract, from whence AGRS Monument "2-B10" bears S04°05'29"W, 5907.77 feet;

THENCE N15°19'19"E, 105.00 feet to a point;

THENCE N74°40'41"W, 0.86 feet to a point;

THENCE N15°19'19"E, 105.00 feet to the northwest corner;

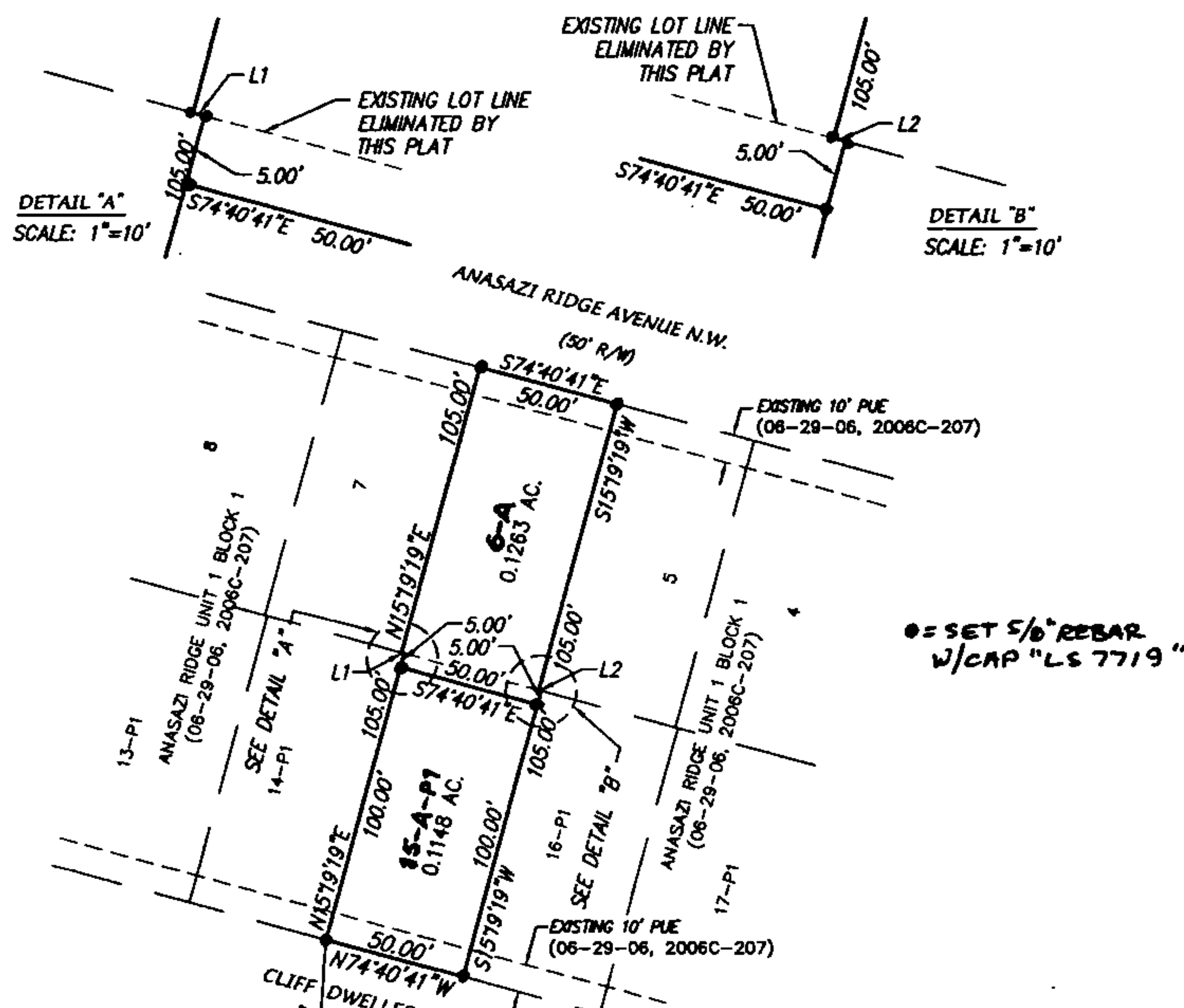
THENCE S74°40'41"E, 50.00 feet to the northeast corner;

THENCE S15°19'19"W, 105.00 feet to the point;

THENCE S74°40'41"E, 0.86 feet to a point;

THENCE S15°19'19"W, 105.00 feet to the southeast corner;

THENCE N74°40'41"W, 50.00 feet to the southwest corner and the point of beginning and containing 0.2411 acres more or less.



LINE	BEARING	DISTANCE
L1	N74°40'41"W	0.86'
L2	S74°40'41"E	0.86'

Y=1527976.48
X=357543.73
G-G=0.99966354
Δα=-00°16'30"
CENTRAL ZONE
ELEVATION=5429.35
(NAD 1927/SLD 1929)

AGRS MONUMENT "2-B10"
N=1528038.780
E=1497789.568
G-G=0.999667416
Δα=-00°16'30.71"
CENTRAL ZONE
ELEVATION=5432.168
(NAD 1983/NAVD 1988)

FOR INFORMATION ONLY

FLAT 100
LOT 6-A AND LOT 15-A-P1
BLOCK 1
ANASAZI RIDGE UNIT 1
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3 TOWNSHIP 11 NORTH,
RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2010

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1003684

Application Number:

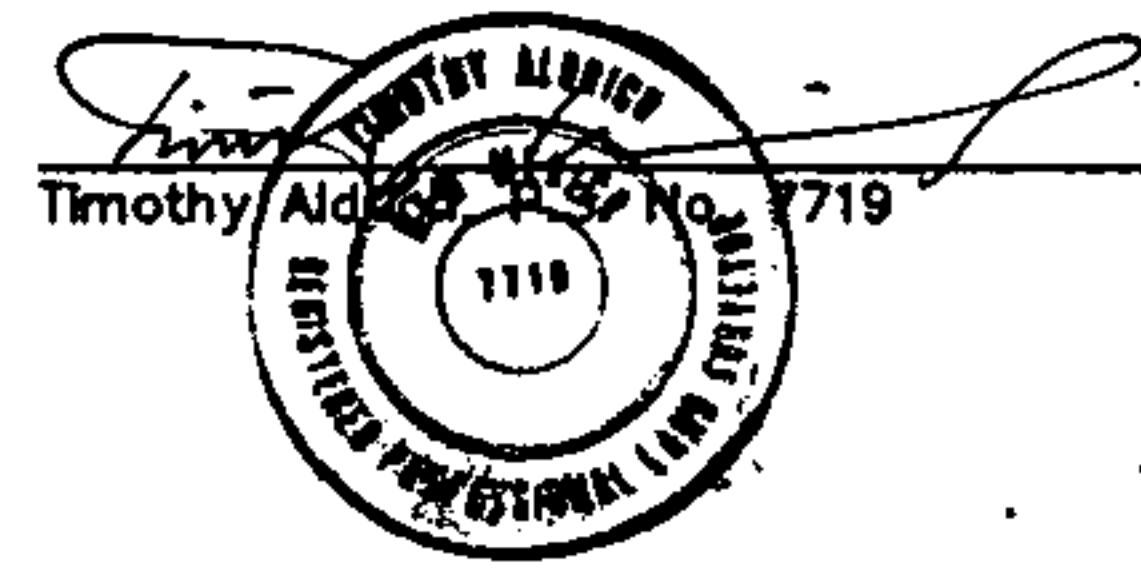
PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Qwest Telecommunications	Date
Comcast	Date
City Approvals:	Date
<i>[Signature]</i>	7-15-10
City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque Bernalillo Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFC	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION

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



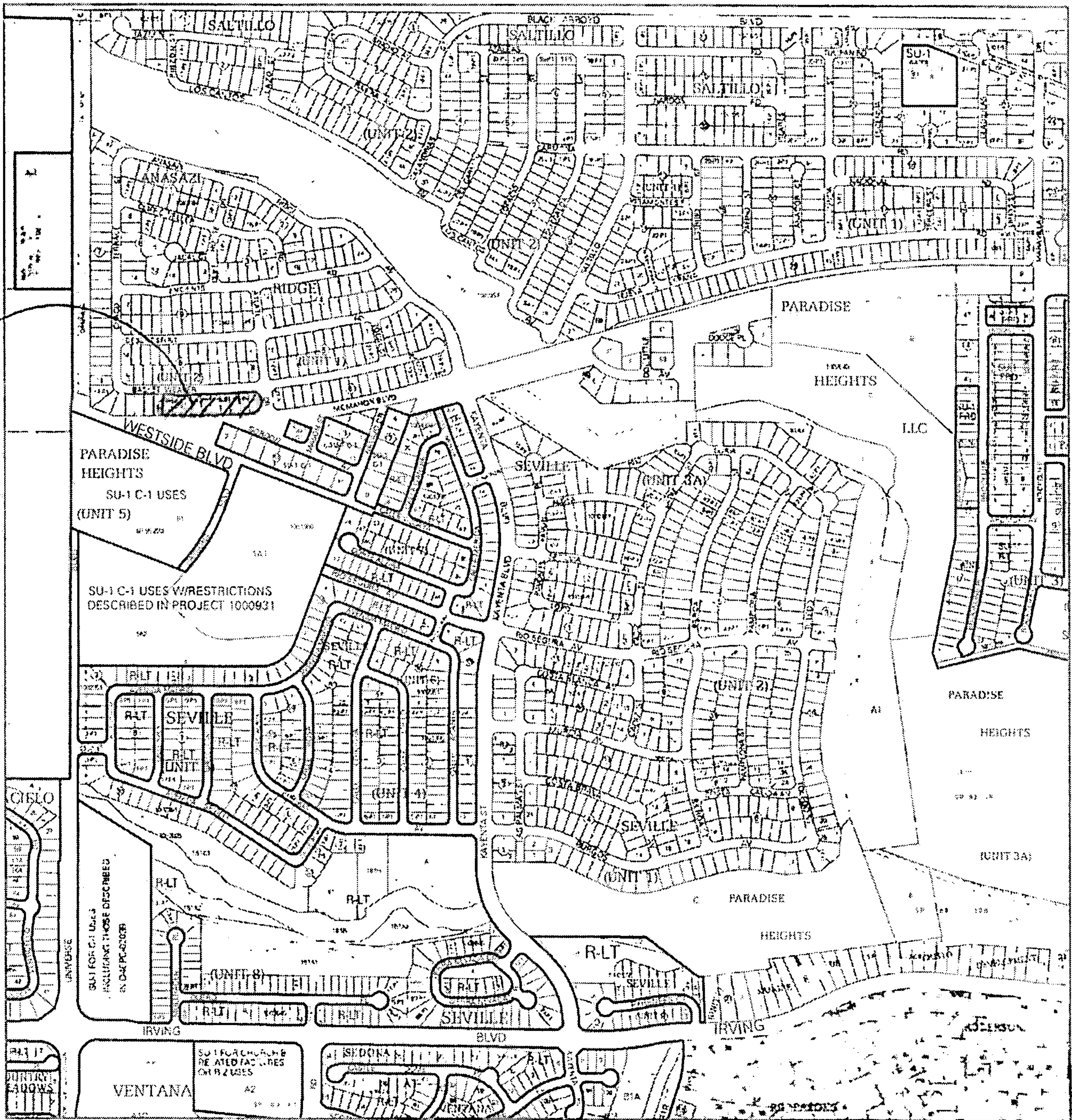
Timothy Aldrich 7199 Date 07/12/10

ALDRICH LAND SURVEYING

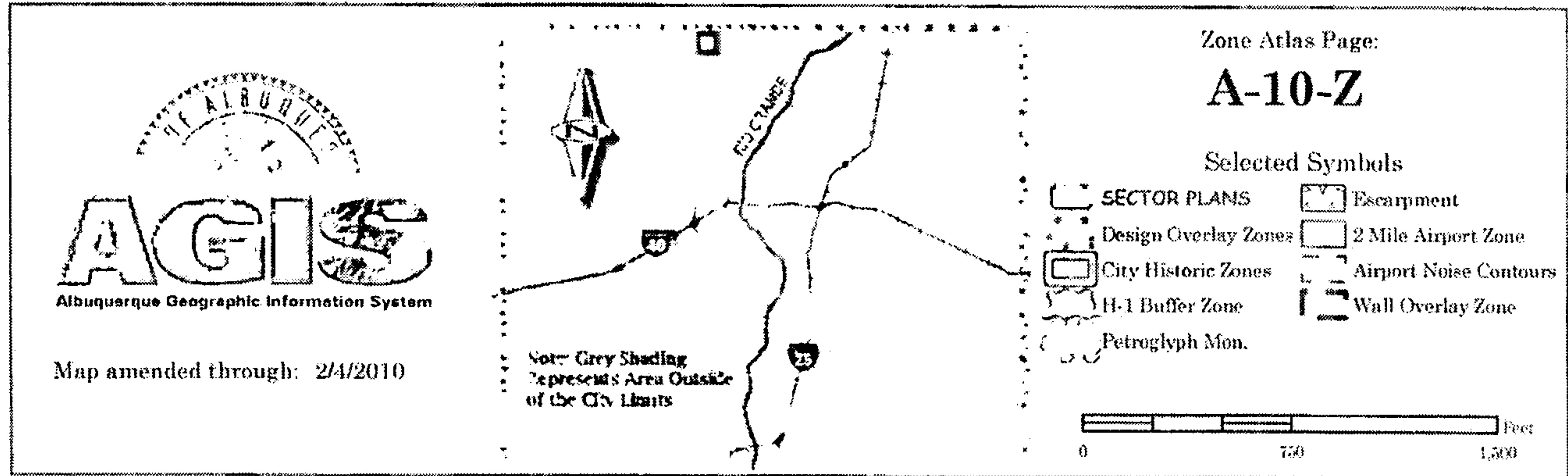
P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990

Dwg: A10037_FP.DWG	Drawn: ---	Checked: WWP	Sheet 1 of 1
Scale: AS SHOWN	Date: 7/1/2010	Job: A10040	

Site



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



Susan Rasinski

From: Zamora, David M. [dmzamora@cabq.gov]
Sent: Tuesday, July 20, 2010 10:05 AM
To: Susan Rasinski
Subject: FW: Project No. 1003684

From: Zamora, David M.
Sent: Monday, July 19, 2010 1:55 PM
To: 'stephen@goodwinengineers.com'
Subject: Project No. 1003684

The .dxf file for Project No. 1003684 (Anasazi Ridge Unit 2) has been approved.

David M. Zamora
GIS Coordinator - AGIS
City of Albuquerque
Planning Department
505.924.3929 phone
505.924.3812 fax
www.cabq.gov/planning/agis/
dmzamora@cabq.gov

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Assoc. PHONE: 828.2200
 ADDRESS: P.O. Box 90604 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: _____

APPLICANT: Calabacillas Properties LLC, Inc. PHONE: 899.6768
 ADDRESS: P.O. Box 9470 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87119 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Lot Line Adjustment

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

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

Lot or Tract No. Lots 6A & 15A Block: 1 Unit: 1
 Subdiv/Addn/TBKA: Anasazi Ridge
 Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No _____
 Zone Atlas page(s): A-10 UPC Code: 101006605344021916

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003684

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 0.2411
 LOCATION OF PROPERTY BY STREETS: On or Near: Cliff Dweller NW
 Between: Chaco Terrace NW and Cliff House NW
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE [Signature] DATE 7-20-10
 (Print) Gregory J. Krenik, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>10DRB-70202</u>	<u>P&E</u>	<u>5(3)</u>	<u>\$ 285.00</u>
	<u>CME</u>		<u>\$ 20.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			Total
			<u>\$ 305.00</u>

Hearing date 07/28/10
Sandy Handley 07/20/10
 Planner signature / date

Project # 1003684

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Gregory J. Krenik, PE
 Applicant name (print)
7-20-10
 Applicant signature / date



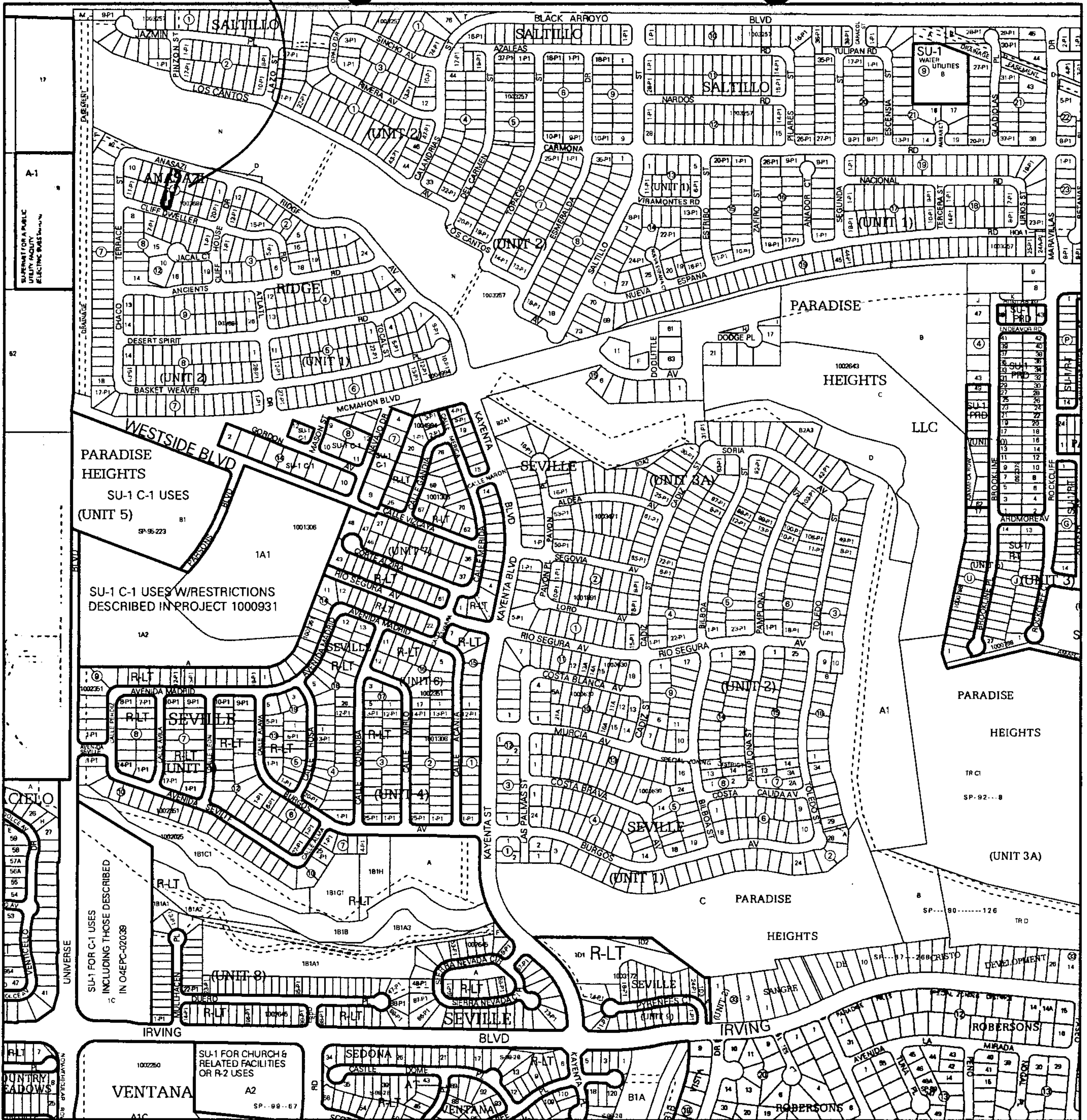
Form revised October 2007

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

Application case numbers
1003684 - 70202

Sandy Handley 07/20/10
 Planner signature / date
 Project # 1003684

Site



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-10-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 2/4/2010



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

July 16, 2010

Mr. Jack Cloud
DRB Chairman
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**Re: Lots 6A and 15A, Block 1, Anasazi Ridge, Unit 1; 1003684
Lot Line Adjustments**

Dear Mr. Cloud:

As agent for the owner of this project we are requesting Preliminary / Final Plat approval for the referenced project. We are shifting the rear lot lines five feet to the southwest so a specific home model will fit on Lot 6A.

Please contact me if you have any questions or comments.

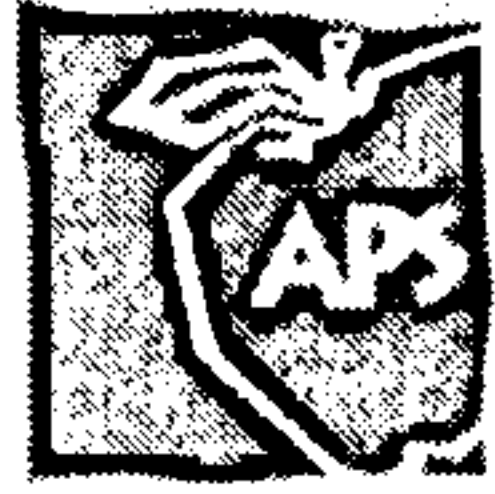
Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Gregory J. Krenik, PE
Senior Engineer

GJK/sr



Pre-Development Facilities Fee (PDFF) Cover Sheet

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

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

Project # (if already assigned by DRB/EPC) 1003684

Please check one:

- | | | |
|---|---|--|
| <input type="checkbox"/> Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.) | <input type="checkbox"/> Final PDFF
(Final PDFF are required for final plat submittals and must be recorded prior to DRB hearing) | <input checked="" type="checkbox"/> Waiver/Deferral
(Must provide reason for waiver/deferral) |
|---|---|--|

Project Information

Subdivision Name Lots 1A - 9A, Block 7, Anasazi Ridge, Unit 2
Location of Project (address or major cross streets) McMahon NW and Kayenta NW
Proposed Number of Units: XSingle-Family Multi-Family
Note: A single-family unit is a single-family, detached dwelling unit.

Waiver Information

Property Owner Collatz, LLC Legal Description Lots 1A - 9A, Block 7, Anasazi Ridge, Unit 2
Zoning R-1
Reason for Waiver/Deferral Lot line adjustments. No additions or deletions to number of lots.

Contact Information

Name Susan Rasinski
Company Mark Goodwin & Associates, PA
Phone (505) 828-2200
E-mail susan@goodwinengineers.com

Please include with your submittal:

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot **(for final plat only)**
- Please include project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY

APS Cluster _____ Date Submitted _____ Date Completed _____

**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots 1A-P1 thru 10A-P1, Block 7, Anasazi Ridge Unit 2 which is zoned as R-1, on July 16, 2010 submitted by Collatz, LLC, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) propose to adjust lot lines between original lots 1 thru 10. This will result in no net gain of residential units.

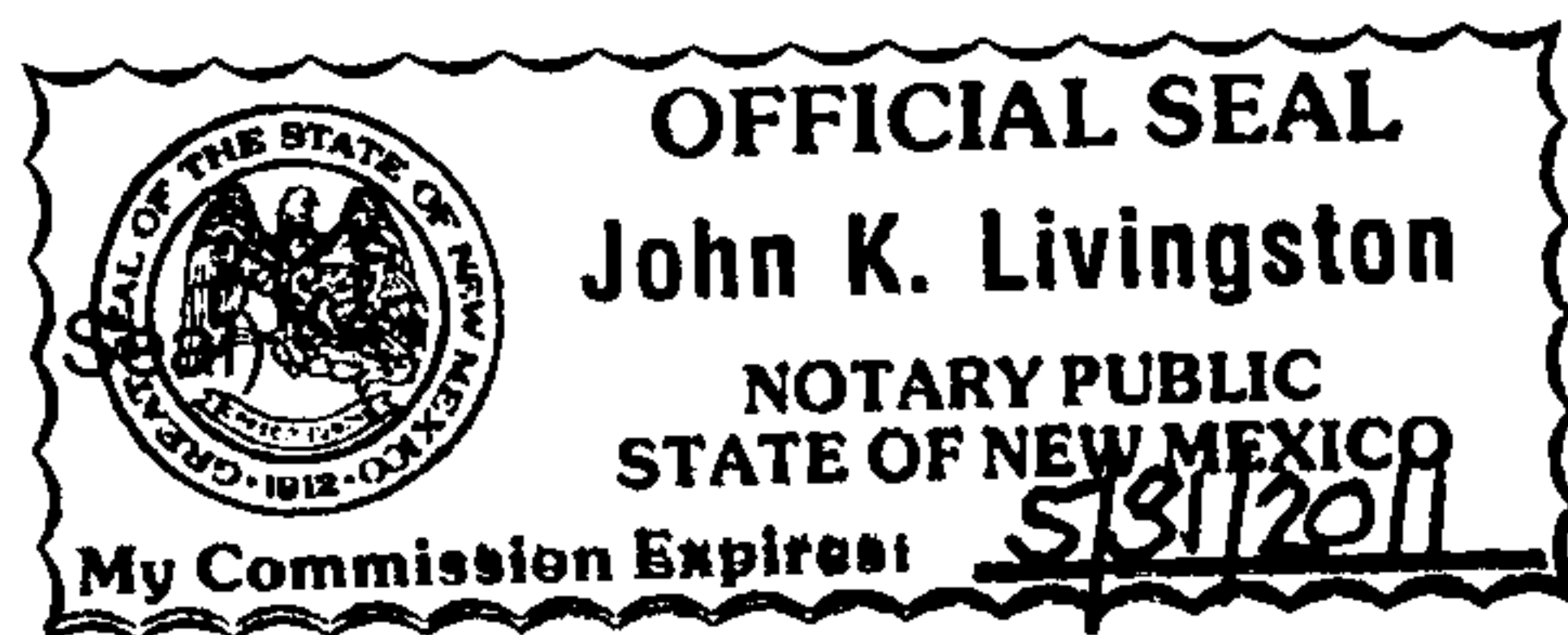
ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

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

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

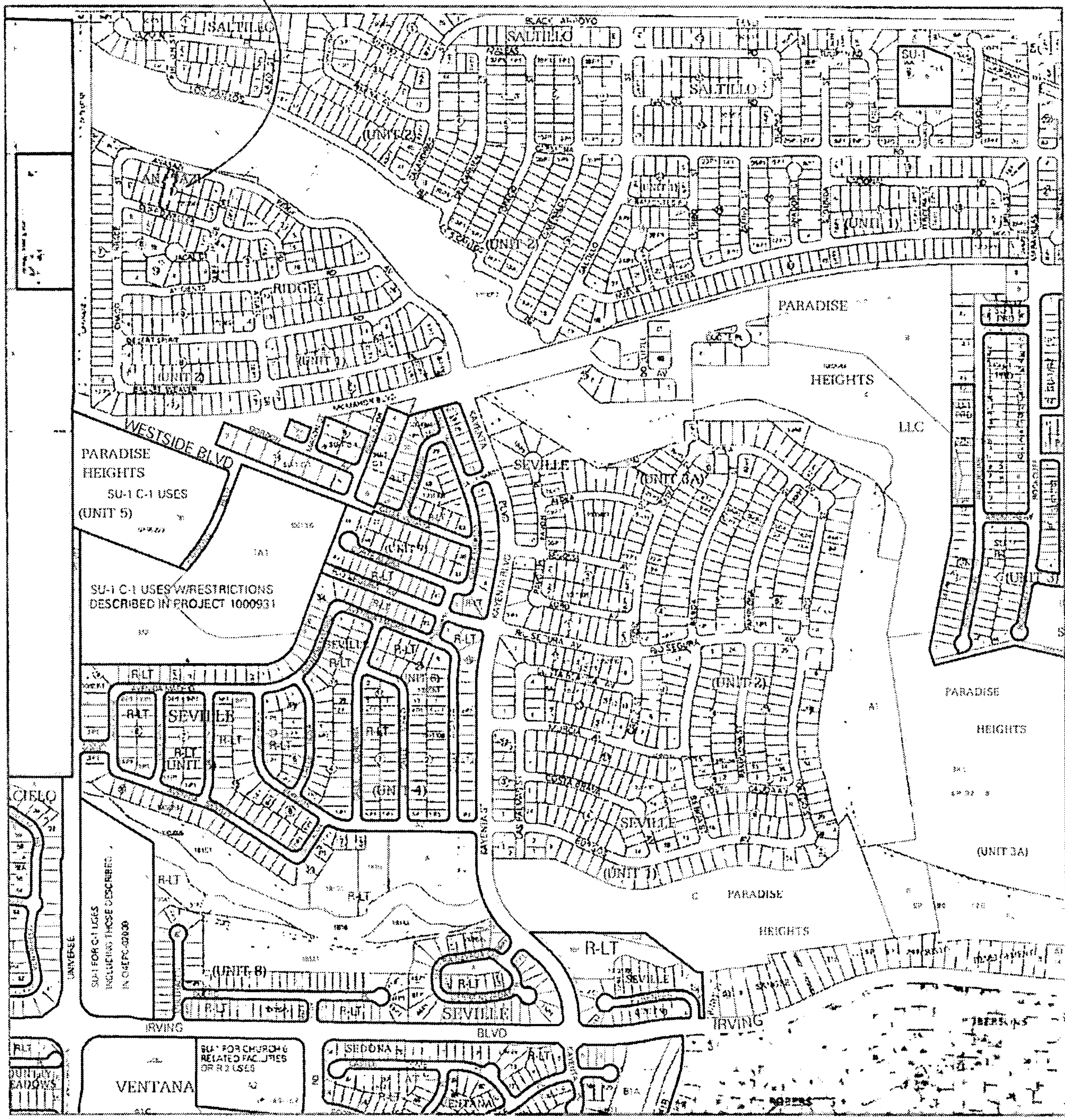
This instrument was acknowledged before me on JULY 16, 2010, by APRIL L. WINTERS as FACILITY FEE PLANNER of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.



John K. Livingston
Notary Public

My commission expires: 5/31/2011

Site



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

Map amended through: 2/4/2010

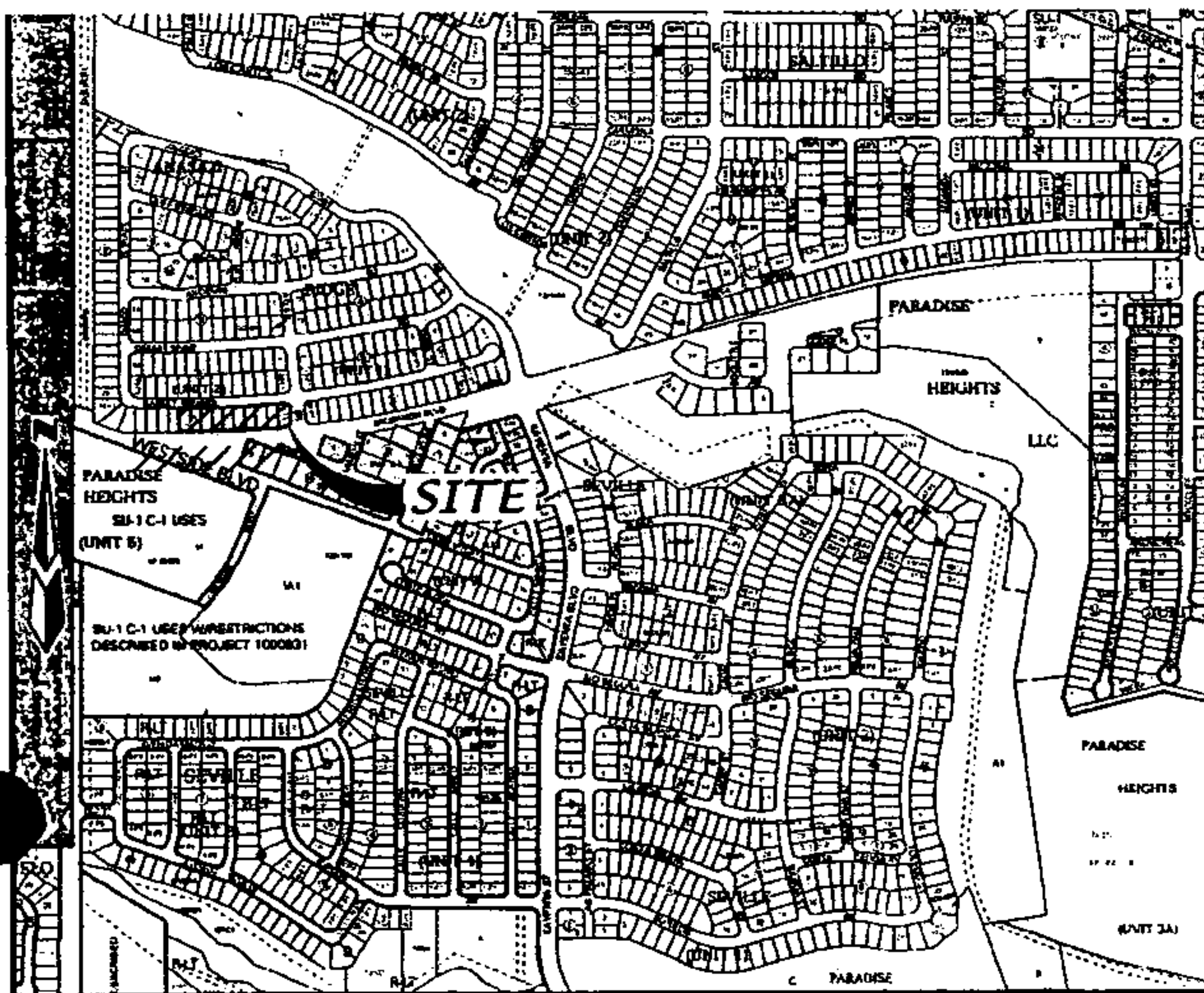
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-10-Z

Selected Symbols

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

0 750 1500 Feet



LOCATION MAP A-10-Z

SUBDIVISION DATA

1. DRB Case No.:
2. Zone Atlas Index No.: A-10-Z
3. Total Number of Lots created: 10
4. Total Number of existing Lots: 9
5. Total Number of Tracts created: 0
6. Gross Subdivision Acreage: 1.3172 Acres

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone). (NAD83)
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled: "ANASAZI RIDGE UNIT 2", (03-05-07, 07C-52) "LOT LINE ADJUSTMENT PLAT FOR LOT 9-A-P1 THRU 14-A-P1, ANASAZI RIDGE UNIT 2", (06-21-10, 2010C-75) all being records of Bernalillo County, New Mexico.
5. Field Survey performed in April, 2010.
6. Utility Council Location System Log No.: 2004082799
7. All points are $\text{set } 5/8" \text{ rebar w/cap marked "LS 7719"}$

SOLAR NOTE: No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being install on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the adjustment of lot lines as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Calabacillas Properties LLC, INC. - Lot 9-A-P1

Rex Wilson
Rex Wilson, President

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this 31st day of JULY, 2010, this instrument was acknowledged before me by Rex Wilson, President of Calabacillas Properties LLC, INC.

Lisa Anzlada
Notary Public



1. To create Lots 1-A-P1 thru 9-A-P1 as shown hereon.
2. To adjust lot lines to fit constructed infrastructure and improvements.

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 1-P1 THRU 8-P1, BLOCK 7, ANASAZI RIDGE UNIT 2, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 5, 2007 in Book 2007C, Page 52, together with LOT 9-P1, BLOCK 7, ANASAZI RIDGE UNIT 2, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 21, 2010 in Book 2010C, Page 75, and being more particularly described as follows:

- BEGINNING at the southwest corner of the herein described tract, from whence AGRS Monument "2-B10" bears S05°24'07"W, 4820.91 feet;
- THENCE N00°13'43"E, 114.01 feet to the northwest corner;
- THENCE S89°46'17"E, 4.57 feet to a point of curvature;
- THENCE 470.82 feet along a curve to the left whose radius is 4808.00 feet through a central angle of 05°36'38", and whose long chord bears N87°25'24"E, 470.63 feet, to a point of reverse curvature;
- THENCE 39.09 feet along a curve to the right whose radius is 25.00 feet through a central angle of 89°35'49", and whose long chord bears S50°35'01"E, 35.23 feet, to the northeast corner;
- THENCE S05°47'06"E, 58.96 feet to a point of curvature;
- THENCE 47.36 feet along a curve to the right whose radius is 30.00 feet through a central angle of 90°27'24", and whose long chord bears S39°26'36"W, 42.60 feet, to a point of compound curvature;
- THENCE 472.13 feet along a curve to the right whose radius is 4922.00 feet through a central angle of 05°29'54", and whose long chord bears S87°25'11"W, 471.94 feet, to a point of tangency;
- THENCE N89°49'57"W, 9.82 feet to the southwest corner and the point of beginning and containing 1.3172 acres more or less.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the adjustment of lot lines as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

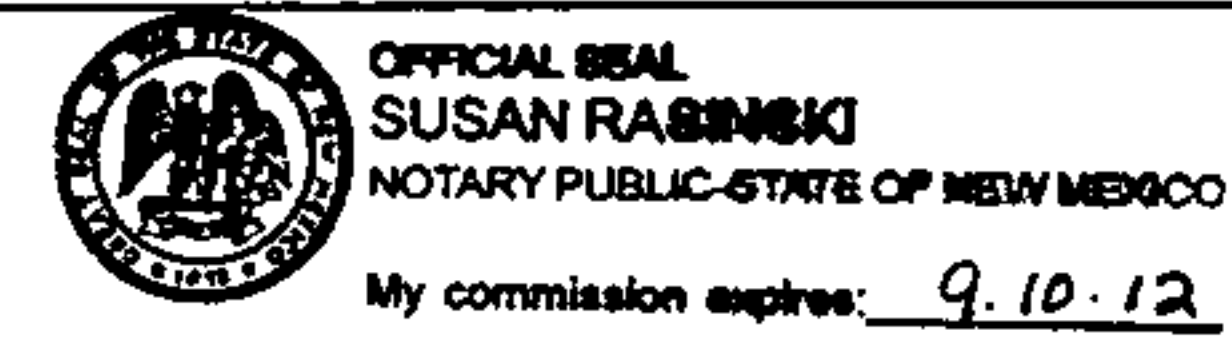
Owner: Collatz, Inc. - Lots 1-A-P1 thru 8-A-P1

Arian Collatz
Arian Collatz, President

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this 31st day of JULY, 2010, this instrument was acknowledged before me by Arian Collatz, President of Collatz, Inc.

Susan Rasinski
Notary Public



PLAT FOR
LOT 1-A-P1 THRU LOTS 10-A-P1
BLOCK 7
ANASAZI RIDGE UNIT 2
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3 TOWNSHIP 11 NORTH,
RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2010

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

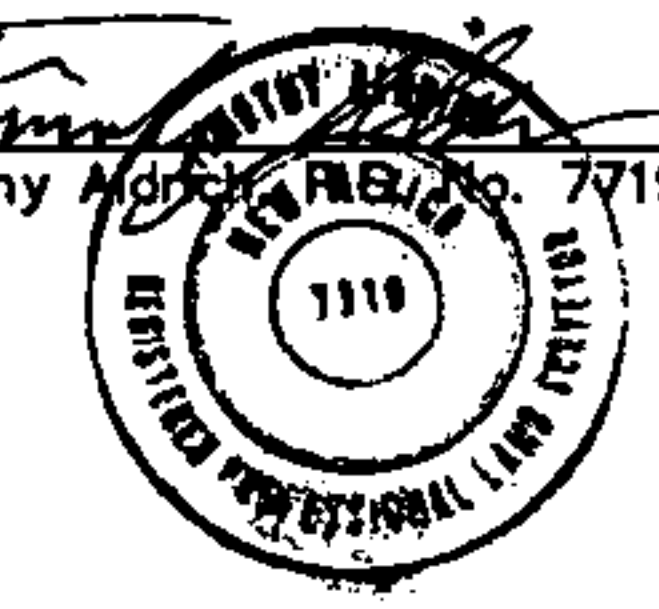
Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Qwest Telecommunications	Date
Comcast	Date
City Approvals: <i>[Signature]</i>	7-15-10
City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque Bernalillo Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich
Timothy Aldrich, No. 7719

07/12/10
Date

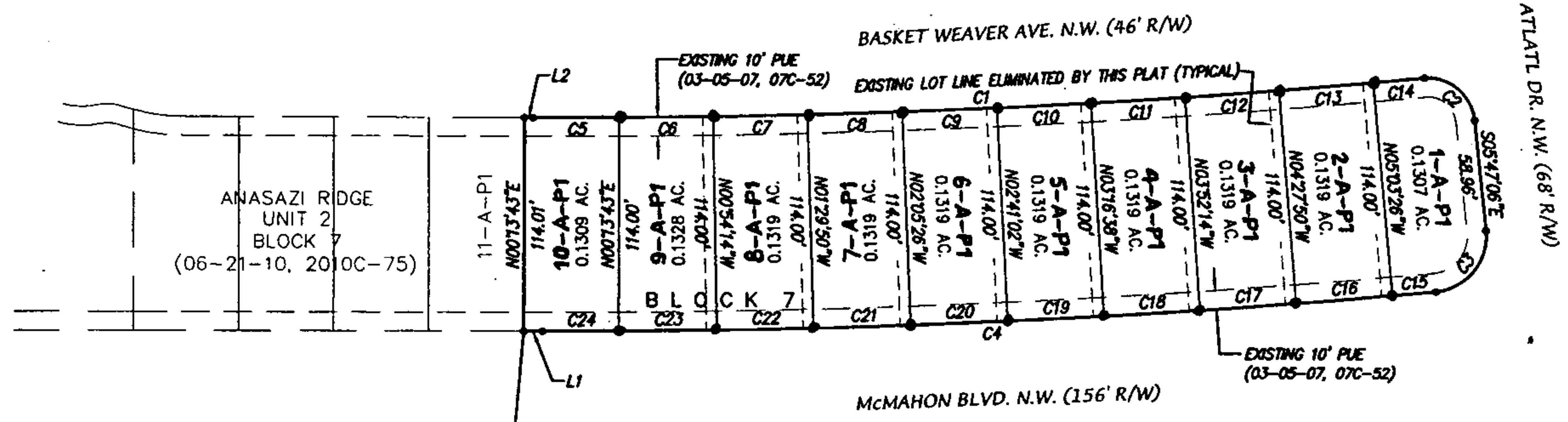
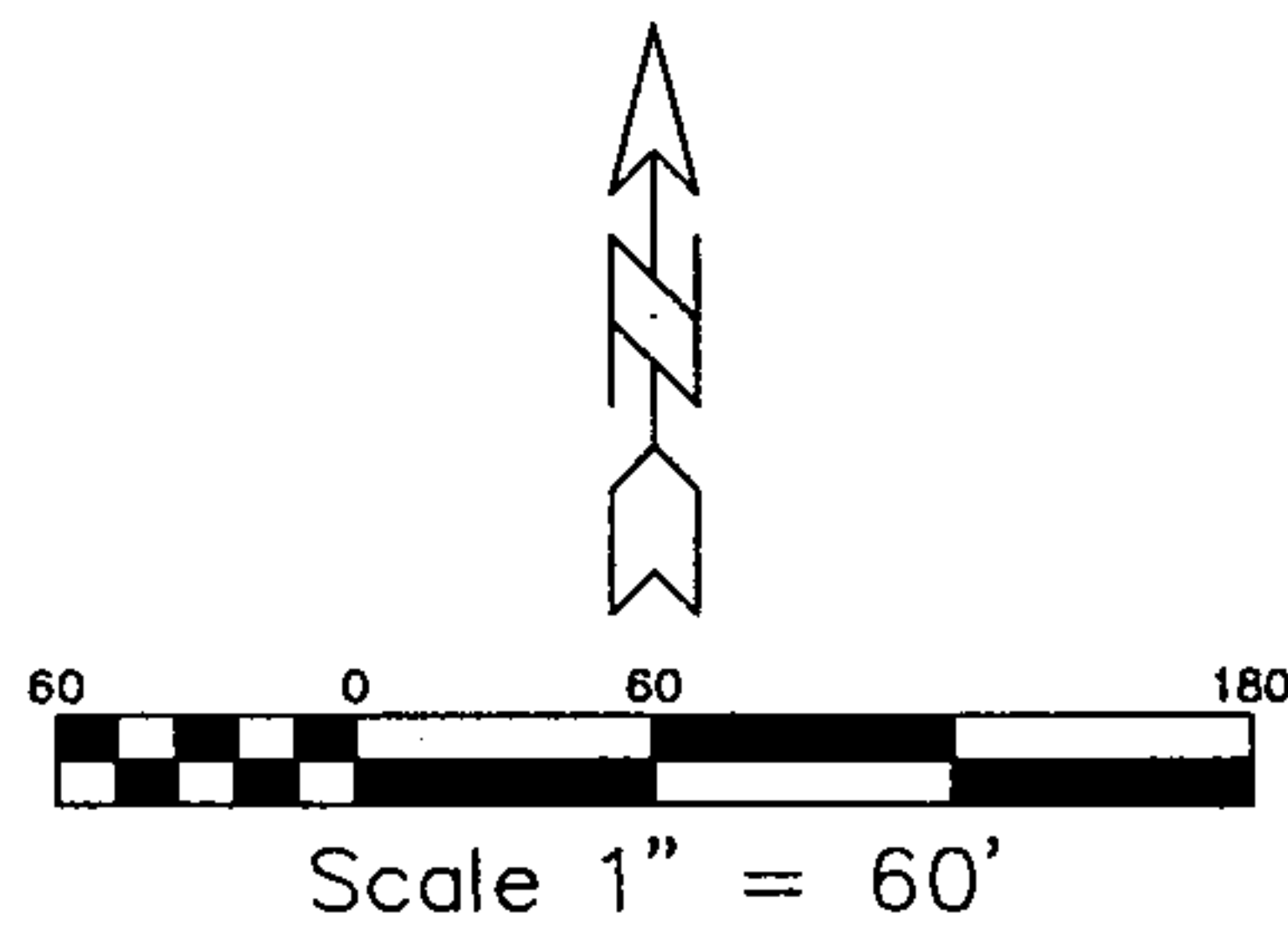


P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Dwg: A10040_FP.dwg	Drawn: SPS	Checked: WWP	Sheet 1 of 2
Scale: AS SHOWN	Date: 7/1/2010	Job: A10040	

F:\A10040\A10040 Anasazi Ridge, Block 7 Replat\PLATS\FINAL PLATS\A10040_FP.dwg Last saved by: Stephen; plotted: 7/1/10

LOT 1-A-P1 THRU LOTS 10-A-P1
 BLOCK 7
 ANASAZI RIDGE UNIT 2
 WITHIN THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3 TOWNSHIP 11 NORTH,
 RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2010



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°49'57" W	9.82
L2	S 89°46'17" E	4.57

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	470.82	4808.00	5°36'38"	235.60	N87°25'24"E	470.63
C2	39.09	25.00	89°35'49"	24.82	S50°35'01"E	35.23
C3	47.36	30.00	90°27'24"	30.24	S39°26'36"W	42.60
C4	472.13	4922.00	5°29'45"	236.24	S87°25'11"W	471.94
C5	45.43	4808.00	0°32'29"	22.71	N89°57'29"E	45.43
C6	49.60	4808.00	0°35'28"	24.80	N89°23'30"E	49.60
C7	49.79	4808.00	0°35'36"	24.90	N88°47'58"E	49.79
C8	49.79	4808.00	0°35'36"	24.90	N88°12'22"E	49.79
C9	49.79	4808.00	0°35'36"	24.90	N87°36'46"E	49.79
C10	49.79	4808.00	0°35'36"	24.90	N87°01'10"E	49.79
C11	49.79	4808.00	0°35'36"	24.90	N86°25'34"E	49.79
C12	49.79	4808.00	0°35'36"	24.90	N85°49'58"E	49.79
C13	49.79	4808.00	0°35'36"	24.90	N85°14'22"E	49.79
C14	27.25	4808.00	0°19'29"	13.63	N84°46'49"E	27.25
C15	23.29	4922.00	0°16'16"	11.64	N84°48'26"E	23.29
C16	50.97	4922.00	0°35'36"	25.49	N85°14'22"E	50.97
C17	50.97	4922.00	0°35'36"	25.49	N85°49'58"E	50.97
C18	50.97	4922.00	0°35'36"	25.49	N86°25'34"E	50.97
C19	50.97	4922.00	0°35'36"	25.49	N87°01'10"E	50.97
C20	50.97	4922.00	0°35'36"	25.49	N87°36'46"E	50.97
C21	50.97	4922.00	0°35'36"	25.49	N88°12'22"E	50.97
C22	50.97	4922.00	0°35'36"	25.49	N88°47'58"E	50.97
C23	51.85	4922.00	0°36'13"	25.93	N89°23'53"E	51.85
C24	40.18	4922.00	0°28'04"	20.09	N89°56'01"E	40.18

• = SET 5/8" REBAR W/CAP "LS 7719"

AGRS MONUMENT
 "2-B10"

Y=1527976.48
 X=357543.73
 G-C=0.99986354
 Δα=00°16'30"
 CENTRAL ZONE
 ELEVATION=5429.35
 (NAD 1927/SLD 1929)

N=1528038.780
 E=1497789.568
 G-C=0.999667416
 Δα=00°16'30.71"
 CENTRAL ZONE
 ELEVATION=5432.168
 (NAD 1983/NAVD 1988)

FOR INFORMATION ONLY

PUBLIC UTILITY EASEMENTS

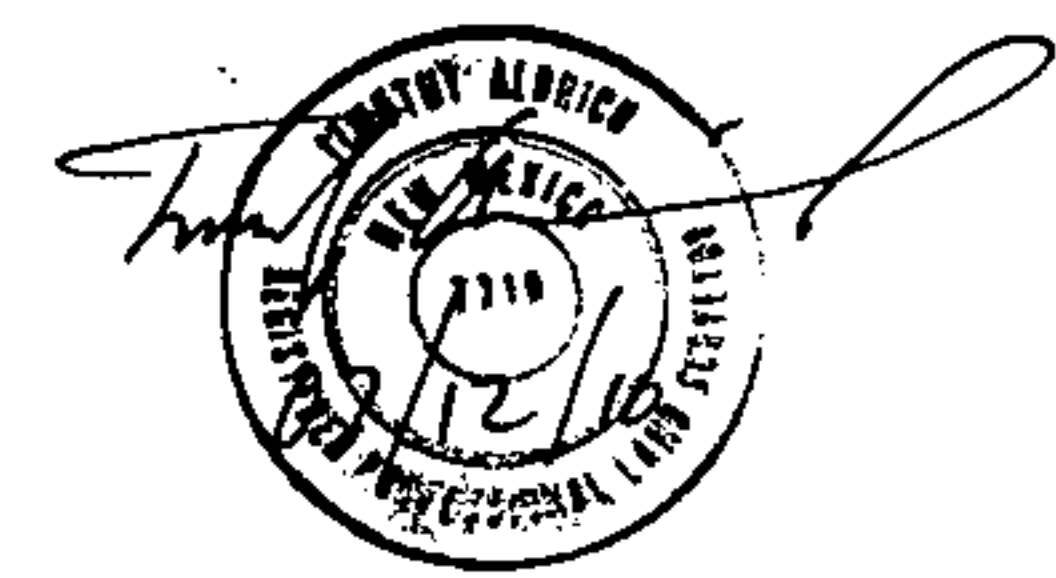
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. **Public Service Company of New Mexico (PNM)** for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. **New Mexico Gas Company (NMGC)** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. **Qwest** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. **Comcast** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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

Disclaimer

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



P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Dwg: A10040_FP.dwg	Drawn: SPS	Checked: WWP	Sheet 2 of 2
Scale: AS SHOWN	Date: 7/1/2010	Job: A10040	

Susan Rasinski

From: Zamora, David M. [dmzamora@cabq.gov]
Sent: Tuesday, July 20, 2010 10:05 AM
To: Susan Rasinski
Subject: FW: Project No. 1003684

From: Zamora, David M.
Sent: Monday, July 19, 2010 1:49 PM
To: 'stephen@goodwinengineers.com'
Subject: Project No. 1003684

The .dxf file for Project No. 1003684 (Anasazi Ridge Unit 1) has been approved.

David M. Zamora
GIS Coordinator - AGIS
City of Albuquerque
Planning Department
505.924.3929 phone
505.924.3812 fax
www.cabq.gov/planning/agis/
dmzamora@cabq.gov

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

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): Aldrich Land Surveying PHONE: 884-1990
 ADDRESS: PO Box 30701 FAX: _____
 CITY: Albuq. STATE NM ZIP 87190 E-MAIL: tim.aldrich@comcast.net
 APPLICANT: Calabacillas Properties, LLC PHONE: 899-6768
 ADDRESS: PO Box 9470 FAX: 899-6761
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: sheri@paulallenhomes.com
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Lot Line adjustment and removal of one lot line

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

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

Lot or Tract No. 9 PL thru 14 PL Block: 7 Unit: 2
 Subdiv/Addn/TBKA: Anasazi Ridge
 Existing Zoning: R-1 Proposed zoning: N/C MRGCD Map No _____
 Zone Atlas page(s): A-10 UPC Code: 101006605732220443

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003684

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 6 No. of proposed lots: 5 Total area of site (acres): 0.79
 LOCATION OF PROPERTY BY STREETS: On or Near: Basket Weaver NW
 Between: Chaco Terrace NW and Atlatl NW

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

SIGNATURE [Signature] DATE 06/07/10
 (Print) Tim Aldrich 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
ODEB - 70166

Action	S.F.	Fees
<u>P&E</u>	<u>5(3)</u>	<u>\$ 215.00</u>
<u>CMF</u>		<u>\$ 20.00</u>
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		Total
		<u>\$ 235.00</u>

Hearing date 06/16/10

Sandy Handley 06/07/10
 Planner signature / date

Project # 1003684

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

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

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

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

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

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

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

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

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

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

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

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

TIM ALDRICH
Applicant name (print)
[Signature] 06/07/10
Applicant signature / date




Form revised October 2007

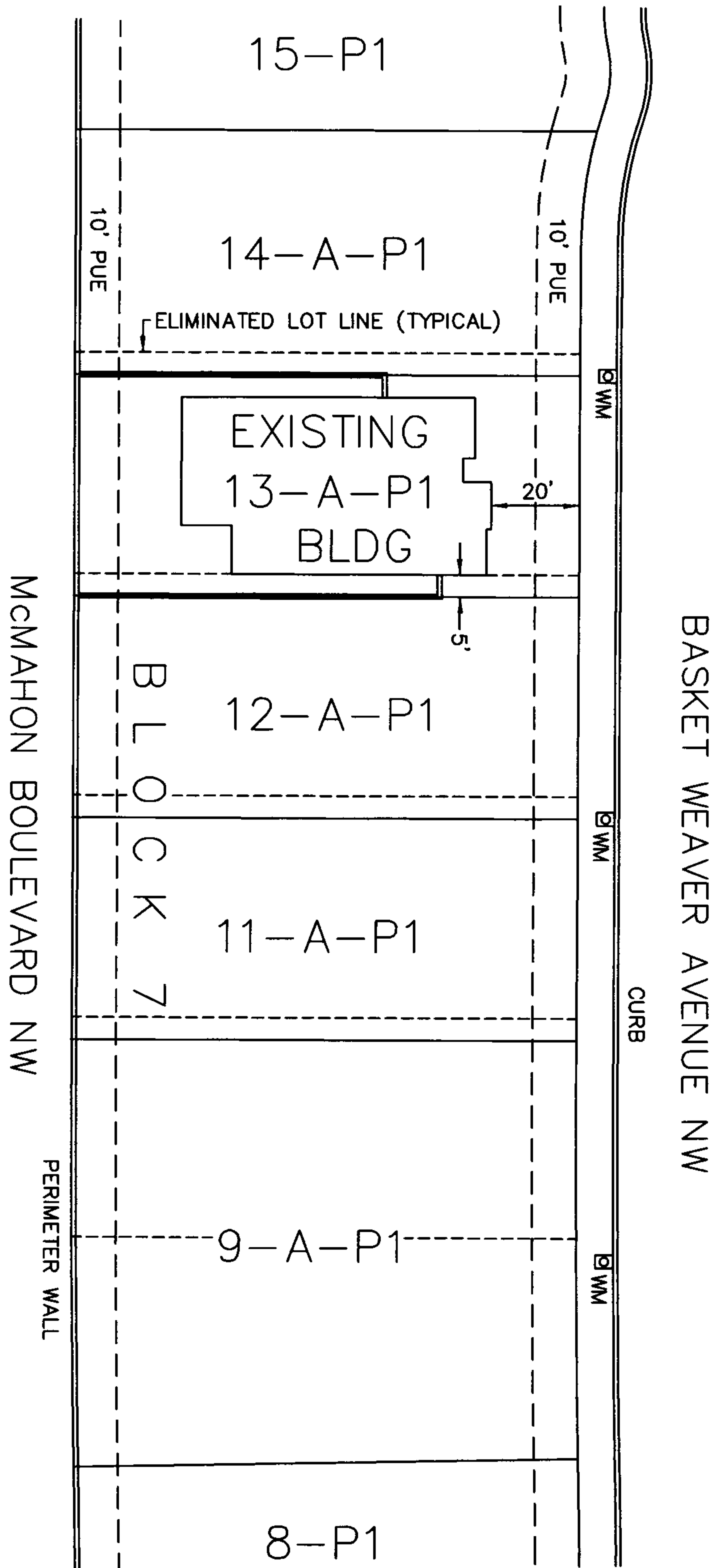
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

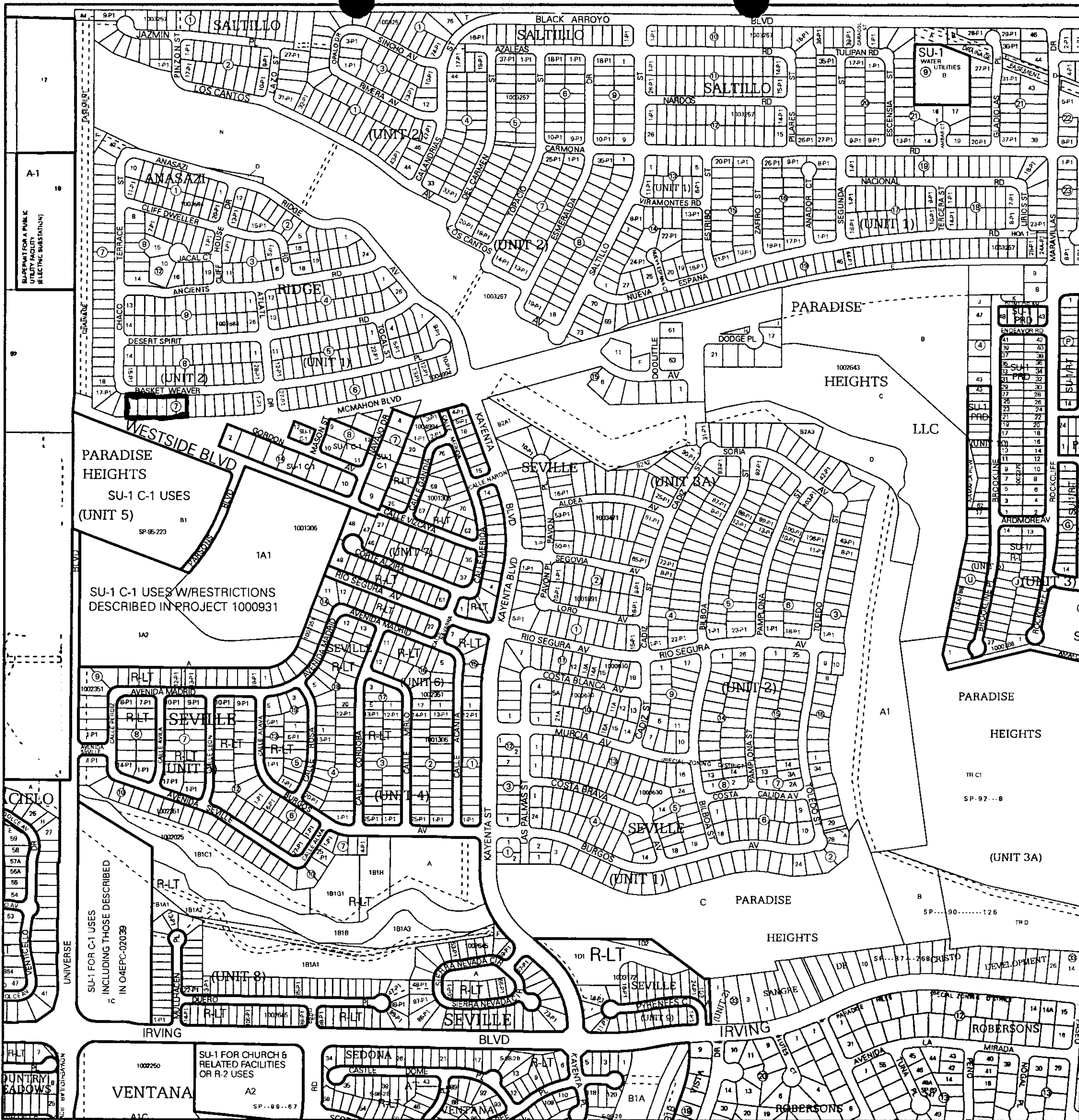
Application case numbers
10DRB-701106

Sandy Handley 06/07/10
Planner signature / date
Project # 1003684

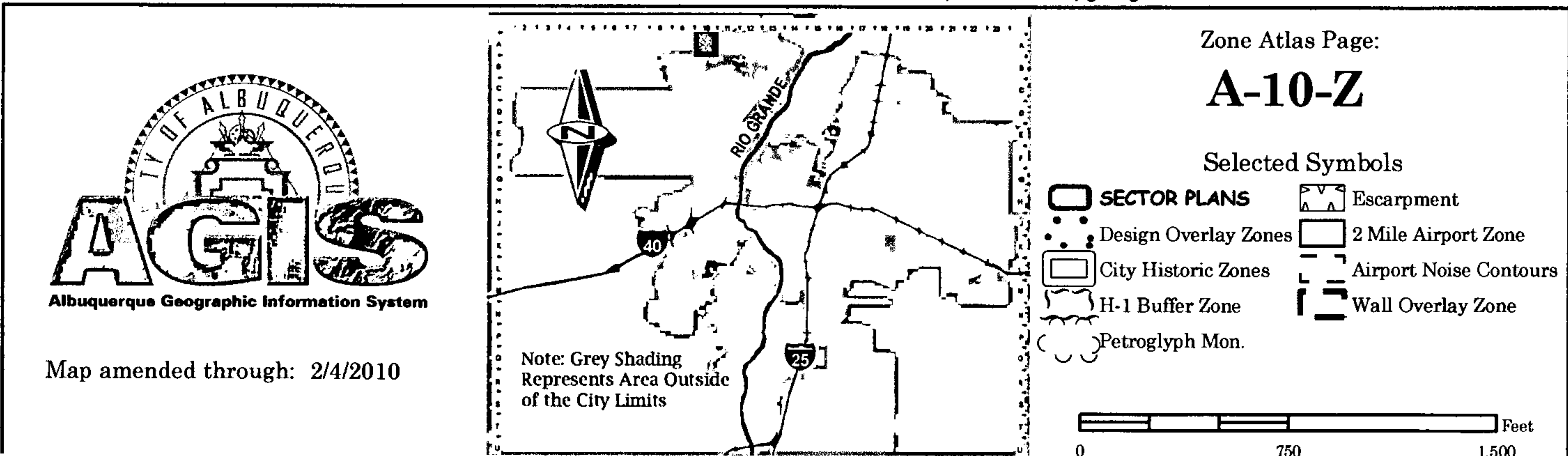
LOT 9-A-P1 & 11-A-P1 THRU 14-A-P1
BLOCK 7
ANASAZI RIDGE UNIT 2

—N 
SCALE: 1" = 40'





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



June 7, 2010

Mr. Jack Cloud, DRB Chairman
City of Albuquerque Planning Department
PO Box 1293
Albuquerque, NM 87103

Re: Anasazi Ridge, Block 7, Unit 2 – Lot Line Adjustment for Lots 9-P1 thru 14-P1

Dear Mr. Cloud:

On behalf of the owners of the subject property, we are submitting a lot line adjustment and requesting DRB approval for the referenced item. This request is actually a temporary reduction in the total number of lots within the subdivision. Lot 9-A-P1 is being proposed at 95 feet wide and Lot 10-P1 is being eliminated in lieu of replatting these two lots at less than the minimum width of 50 feet.

The purpose of the plat is to adjust existing lot lines to fit with existing infrastructure and other improvements. A sketch has been included with this submittal which shows these improvements and their relationship to the adjusted lot lines. This adjustment does not affect any existing easements or right-of-way. Initially, there was an attempt to include Lots 1-P1 thru 8-P1 within this block, but those lots are owned by another entity and they were not willing to participate in this action at the present time, although we expect them to agree later on.

I would appreciate meeting with you to discuss this matter prior to the DRB meeting so we don't have to explain it at the hearing (it's complicated). I hope we could meet this Thursday or Friday (6/10 or 6/11). Other days are also possible if you are not available on the 10th or the 11th.

I can be reached at the following:

*505-328-3988 cell
Tim.aldrich@comcast.net*

Please contact me if I can be of further assistance.

Sincerely,

ALDRICH LAND SURVEYING, INC

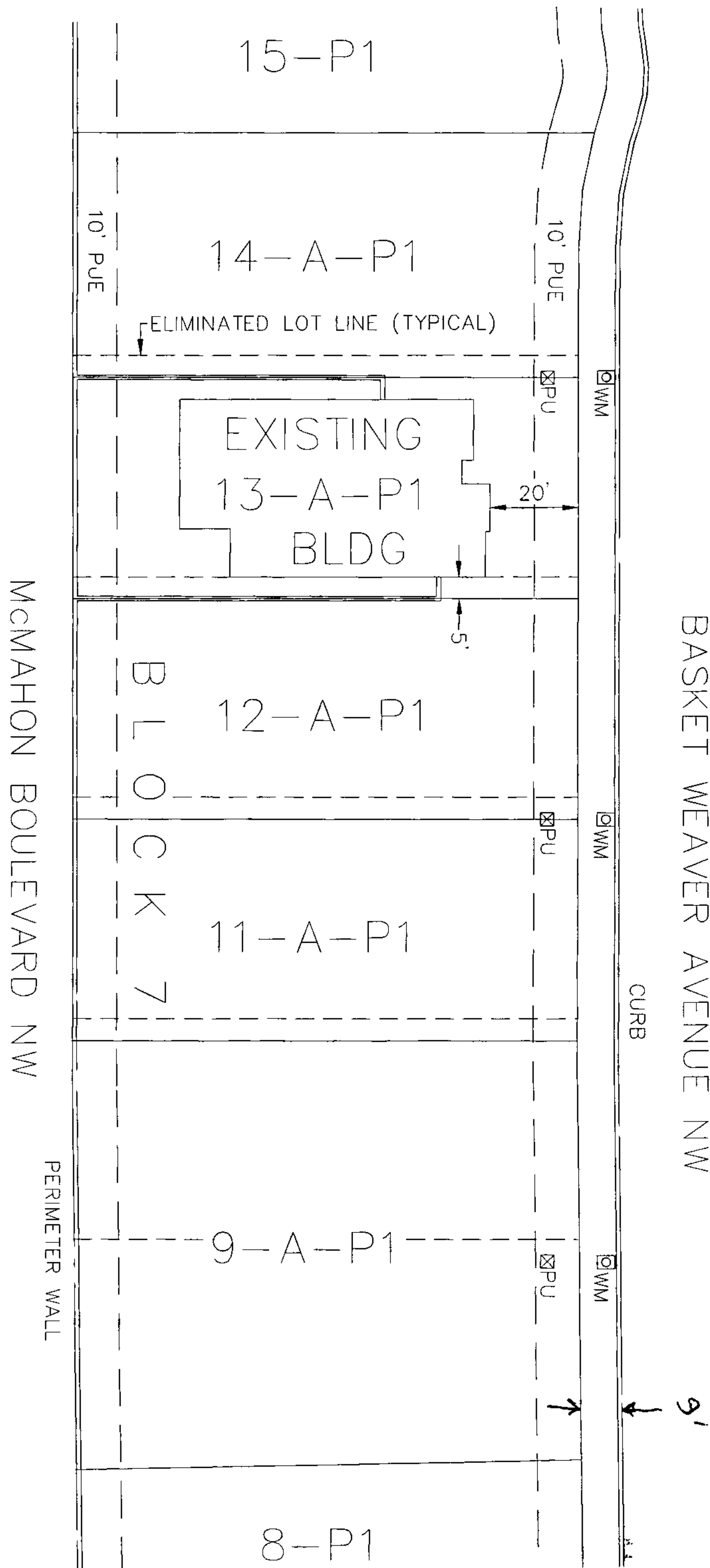


Tim Aldrich, PS
President

FILE
~~1003684~~
1003684

LOT 9-A-P1 & 11-A-P1 THRU 14-A-P1
BLOCK 7
ANASAZI RIDGE UNIT 2

N
SCALE: 1" = 40'



City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SURDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): MARK GOODWIN & ASSOC. PA PHONE: 828-2200
 ADDRESS: PO BOX 90606 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: _____

APPLICANT: COLLATZ INC PHONE: 898-6338
 ADDRESS: PO BOX 2010 FAX: _____
 CITY: CORRALES STATE NM ZIP 87048 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: ANASAZI RIDGE, UNIT 1, SIA 2 YEAR EXTENSION - Sidewalks

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

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

Lot or Tract No. _____ Block: _____ Unit: 132
 Subdiv/Addn/TBKA: ANASAZI RIDGE
 Existing Zoning: R1 Proposed zoning: R1 MRGCD Map No _____
 Zone Atlas page(s): A-10 UPC Code: 101006609832420451

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
08DRB 70074, 09DRB 70349

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): 40.3490
 LOCATION OF PROPERTY BY STREETS: On or Near: MCMATHON BLVD NW
 Between: ANASAZI RIDGE NW and WESTSIDE BLVD. NW
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE [Signature] DATE _____
 (Print) ARLAN COLLATZ Subdivision - for attorney Applicant: Agent:
in fact

FOR OFFICIAL USE ONLY

Form revised 4/07

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>10 DRB - 70071</u>	<u>ESIA</u>		\$ _____
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>March 10, 2010</u>			Total \$ _____

[Signature] 3-2-10
 Planner signature / date

Project # 1003684

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.


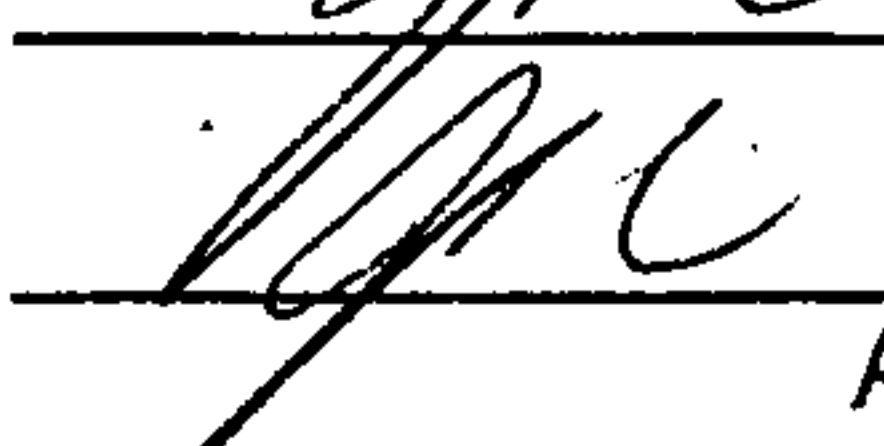
- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 → ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 ✓ ___ Zone Atlas map with the entire property(ies) clearly outlined
 → ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ✓ ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

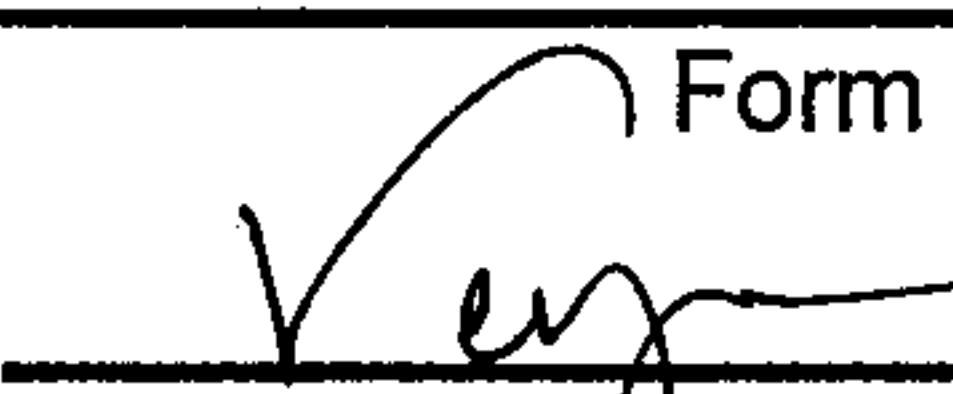
- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

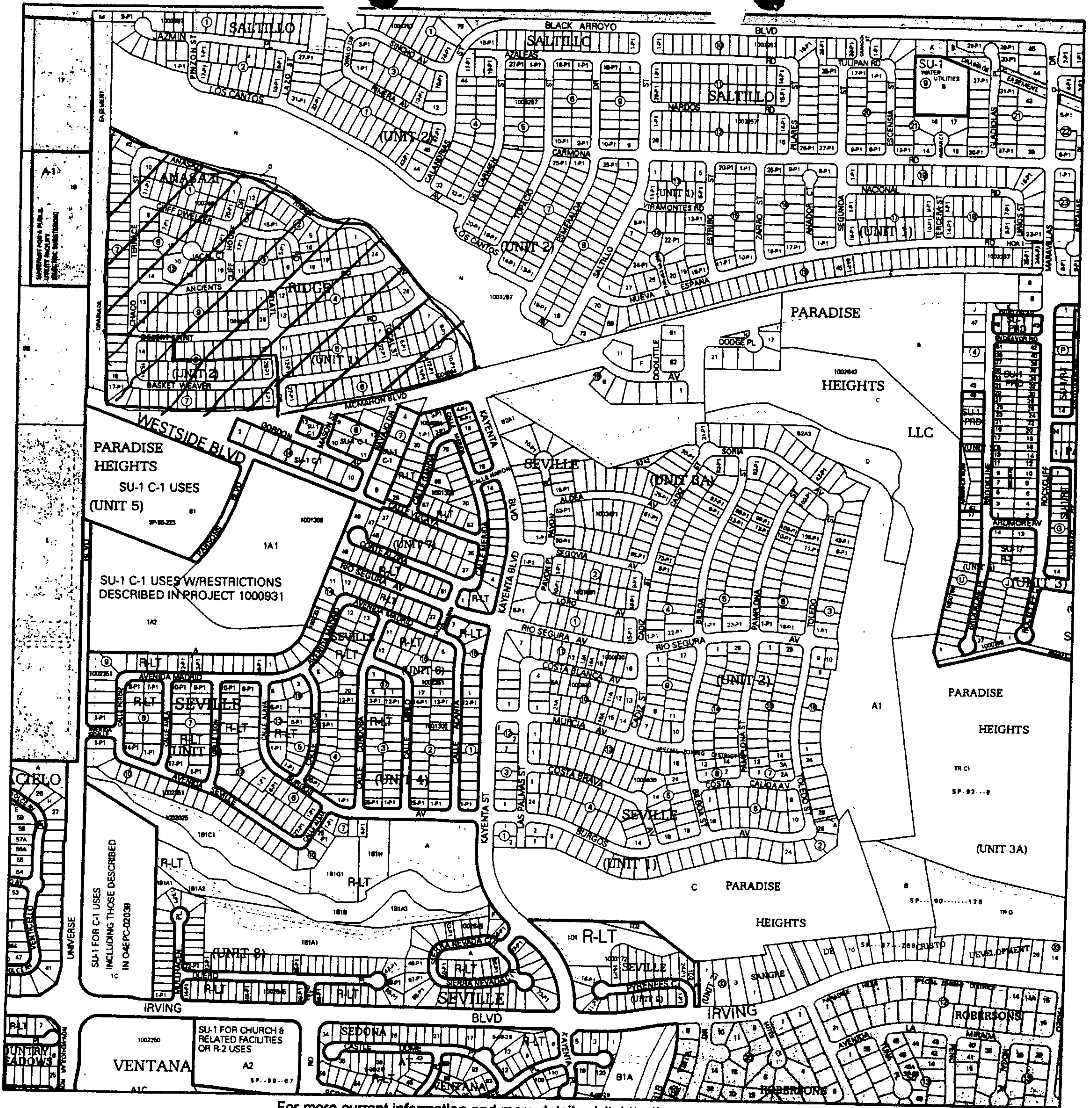
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

 3-2-10
 Applicant name (print)
 3-2-10
 Applicant signature / date



- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
 10DRB - 70071

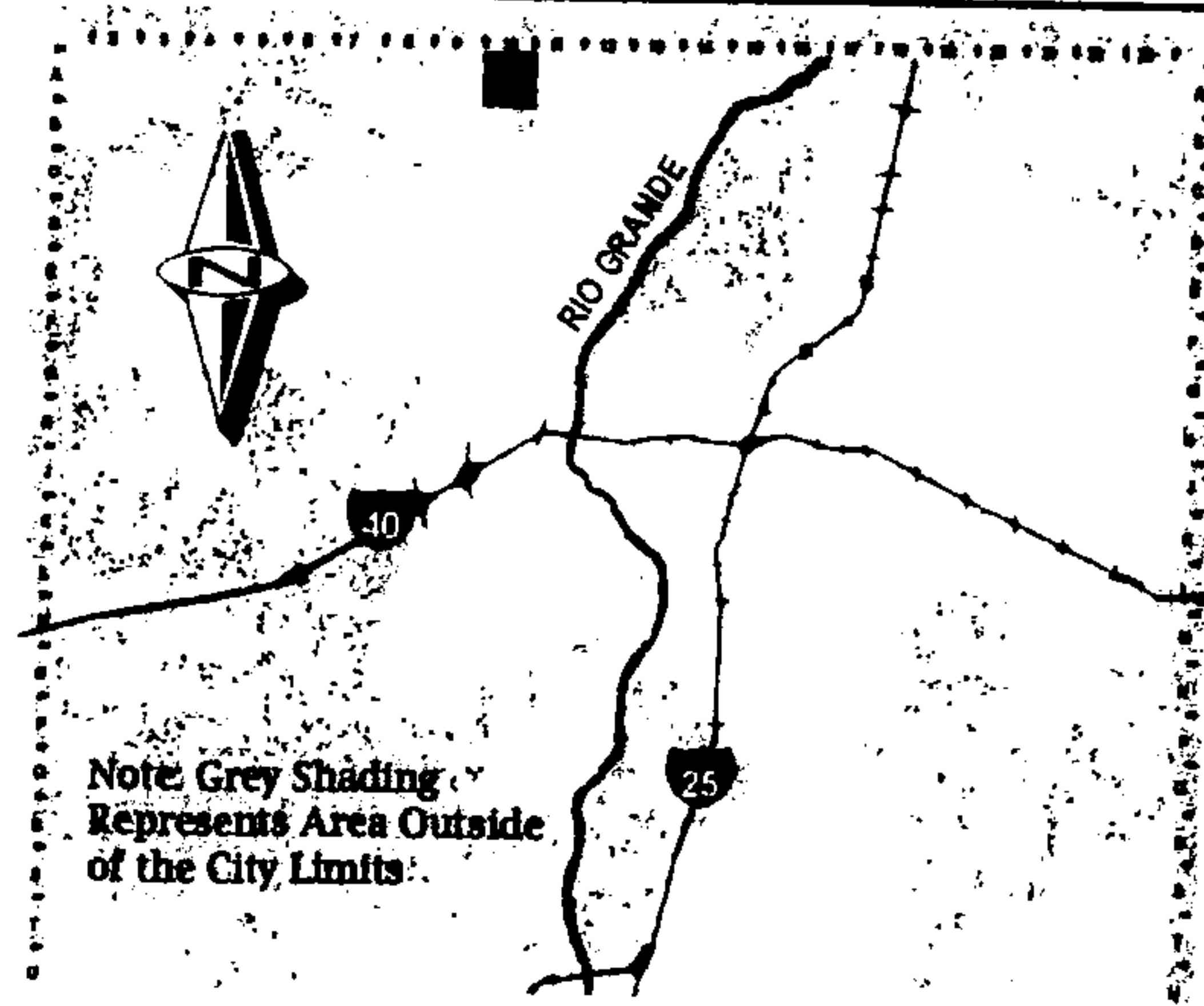
Form revised 4/07
 3-2-10
 Planner signature / date
 Project # 1003684



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



Map amended through: 3/10/2009



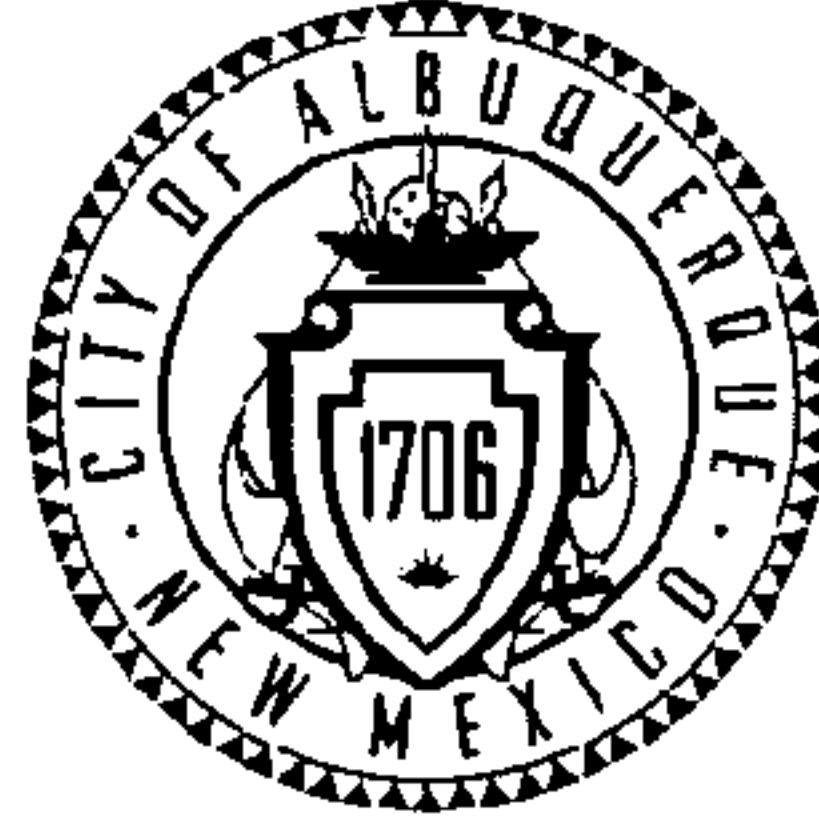
Note: Grey Shading Represents Area Outside of the City Limits.

Zone Atlas Page:
A-10-Z

Selected Symbols

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





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: February 19, 2010

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **February 19, 2010:**

TO CONTACT NAME: SUSAN RASINSKI

COMPANY OR AGENCY: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200 / FAX: 797-9539

Contacted the Office of Neighborhood Coordination requesting the contact names for **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - ANASAZI RIDGE, UNIT 2, LOCATED ON WESTSIDE BOULEVARD NW BETWEEN UNIVERSE BOULEVARD NW AND KAYENTA NW** zone map page A-10.

Our records indicate that as of **February 19, 2010** there were **No Neighborhood and/or Homeowner 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. Carmona

Dalaina L. Carmona
Sr. Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

**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 amendments describe the physical nature of the proposal (*i.e.*, "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (*if any*). In particular the name of an individual contact person will be helpful so that neighborhood and/or homeowner associations may contact someone with questions or comments.

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

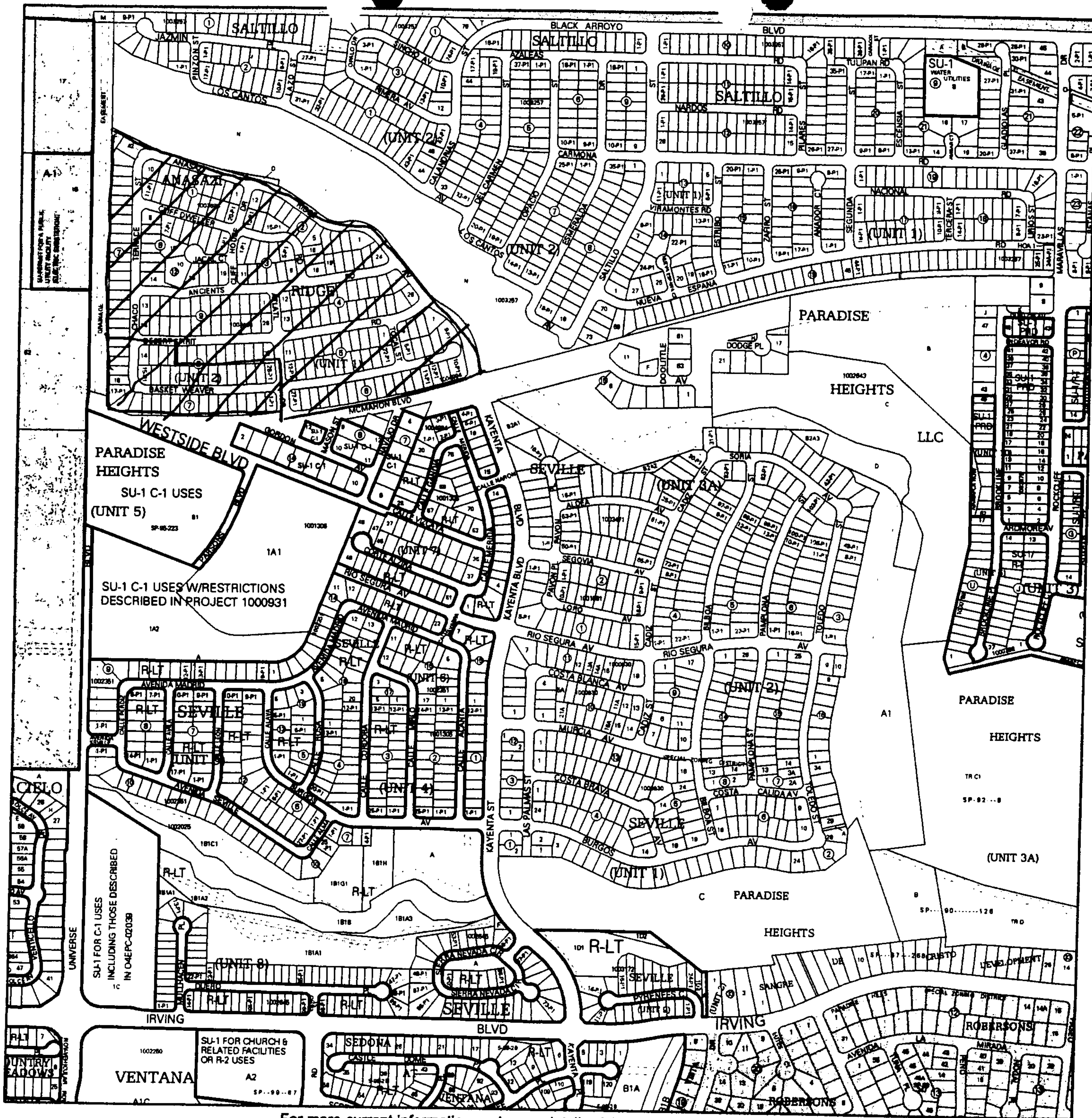
The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- [] ONC's "Official" Letter to the applicant (*if there are associations*). A copy must be submitted with application packet -OR-
- [X] **The ONC "Official" Letter (*if there are no associations*). A copy must be submitted with application packet.**
- [] Copies of Letters to Neighborhood and/or Homeowner Associations (*if there are associations*). A copy must be submitted with application packet.
- [] Copies of the certified receipts to Neighborhood and/or Homeowner Associations (*if there are associations*). A copy must be submitted with application packet!

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

(Below this line for ONC use only)

Date of Inquiry: 02/19/10 Time Entered: 11:45 a.m. ONC Rep. Initials: dlc



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

Map amended through: 3/10/2009

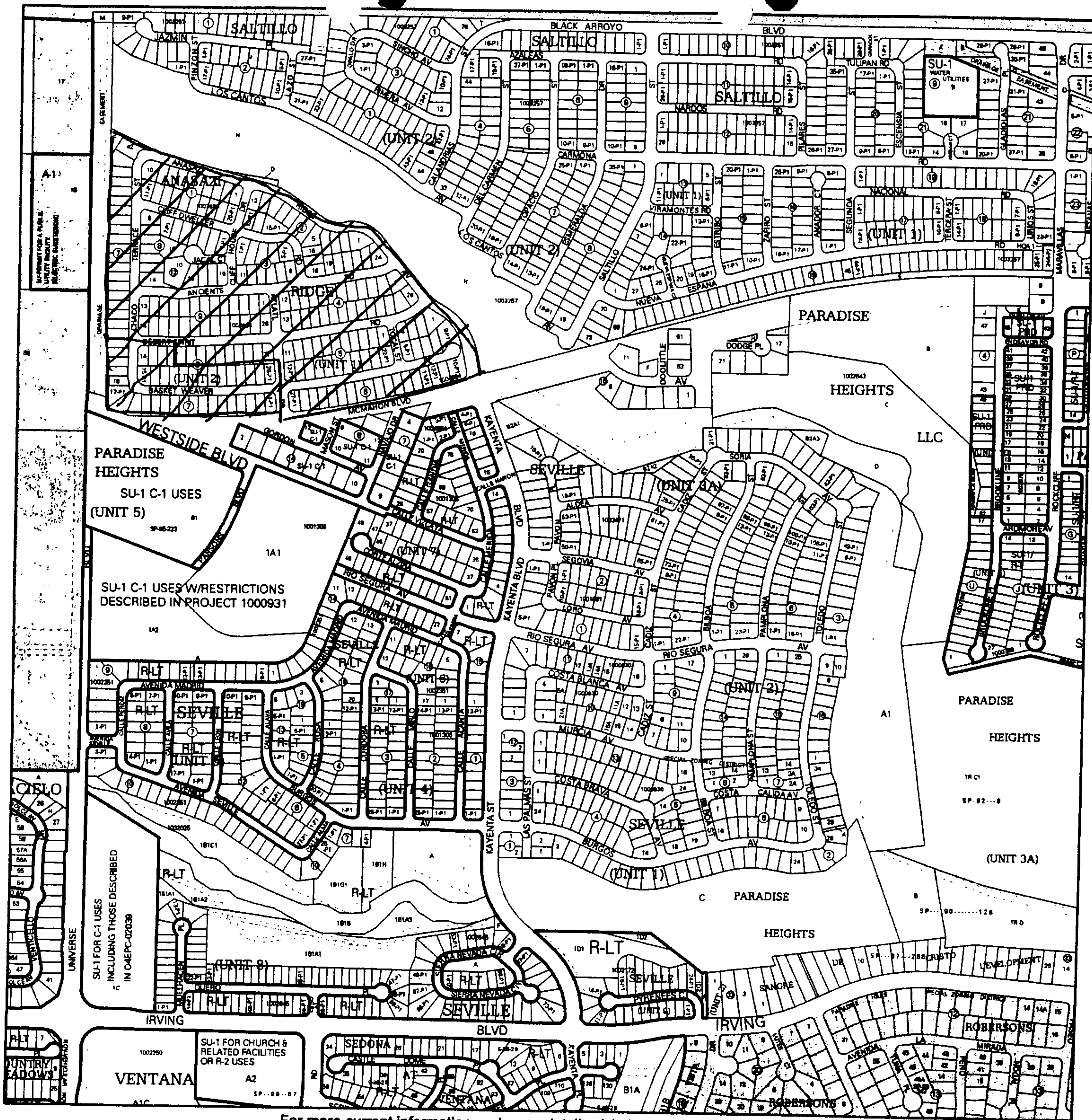
Note: Grey Shading Represents Area Outside of the City Limits.

Zone Atlas Page:
A-10-Z

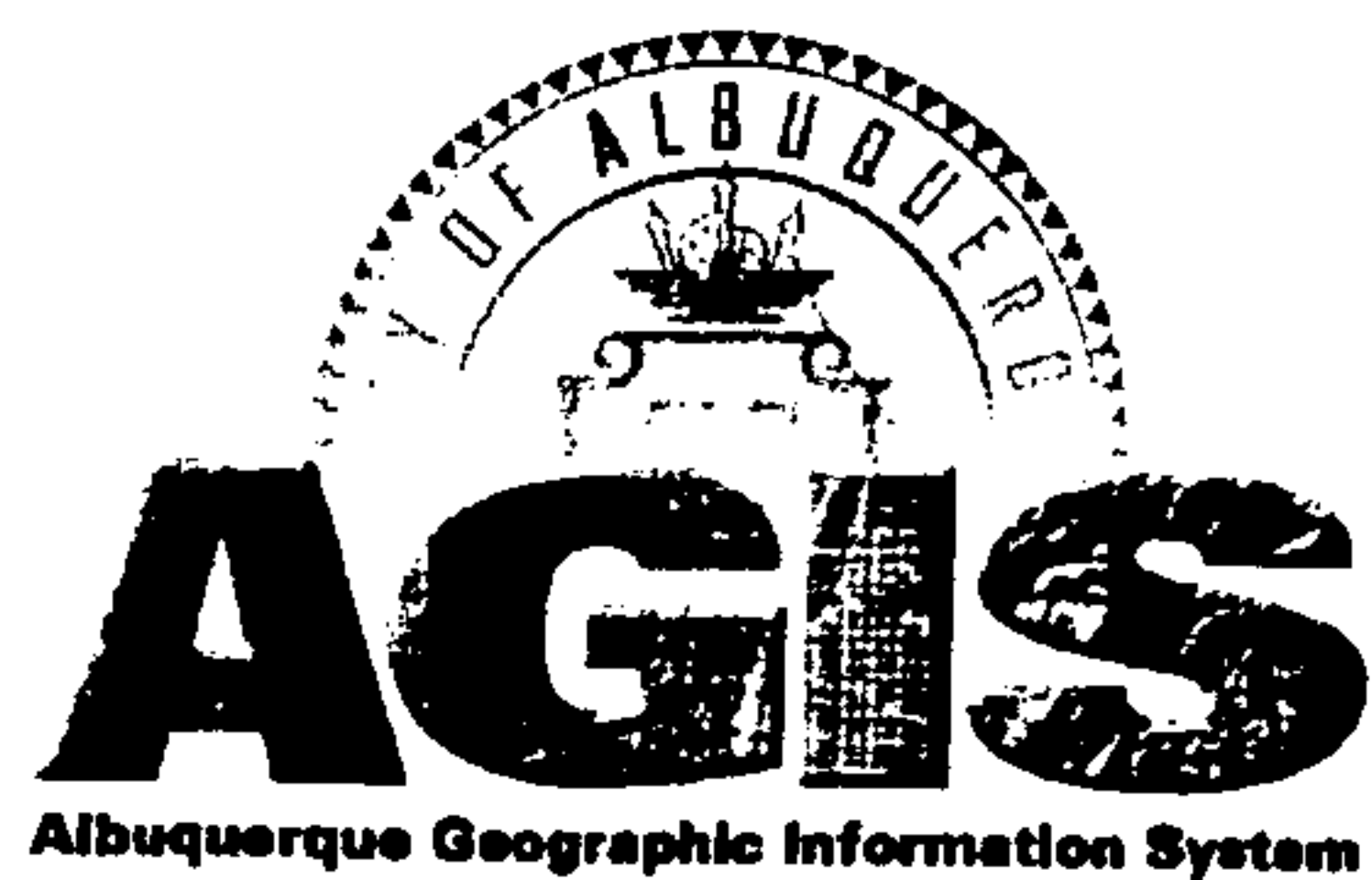
Selected Symbols

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

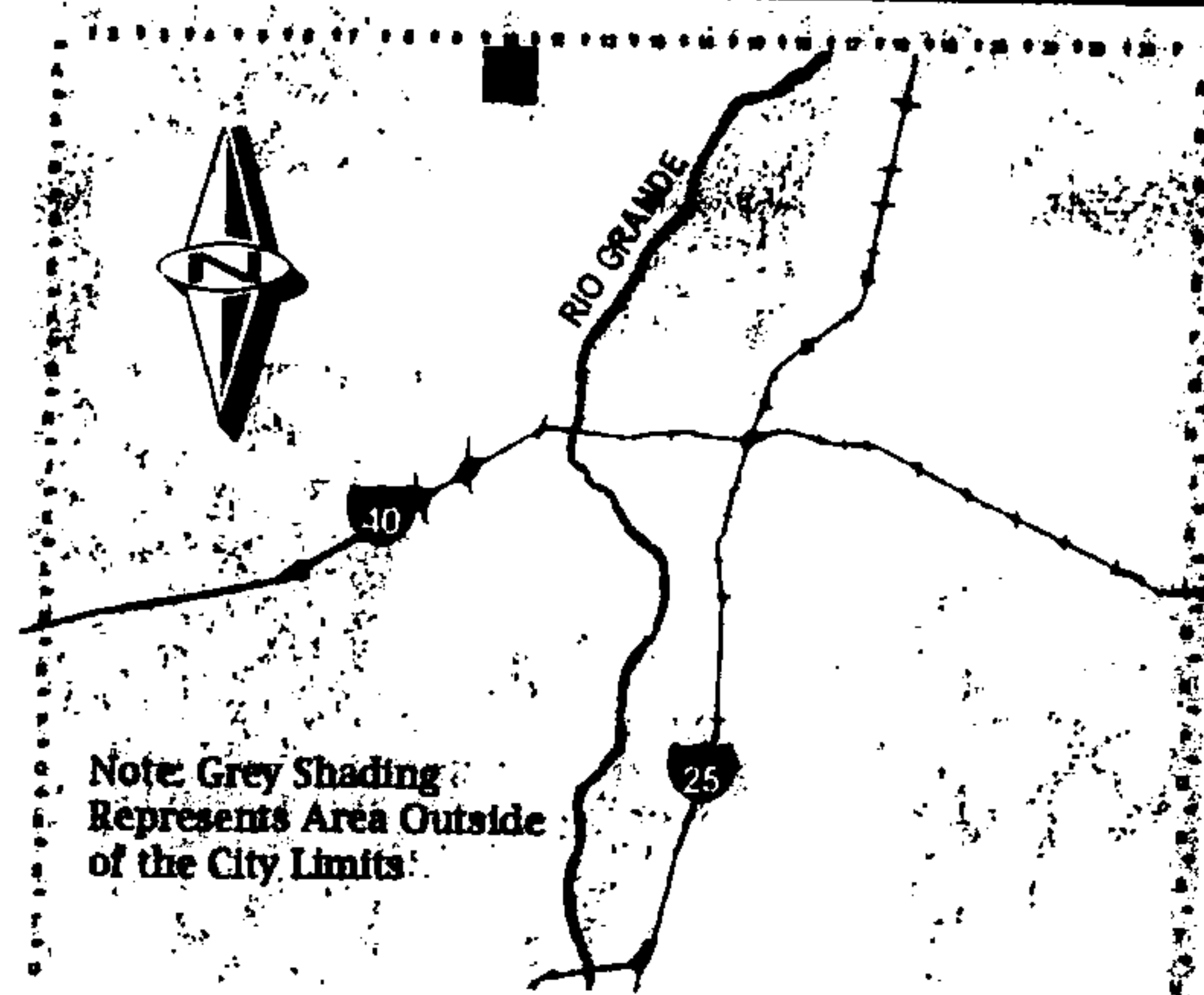
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For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 3/10/2009



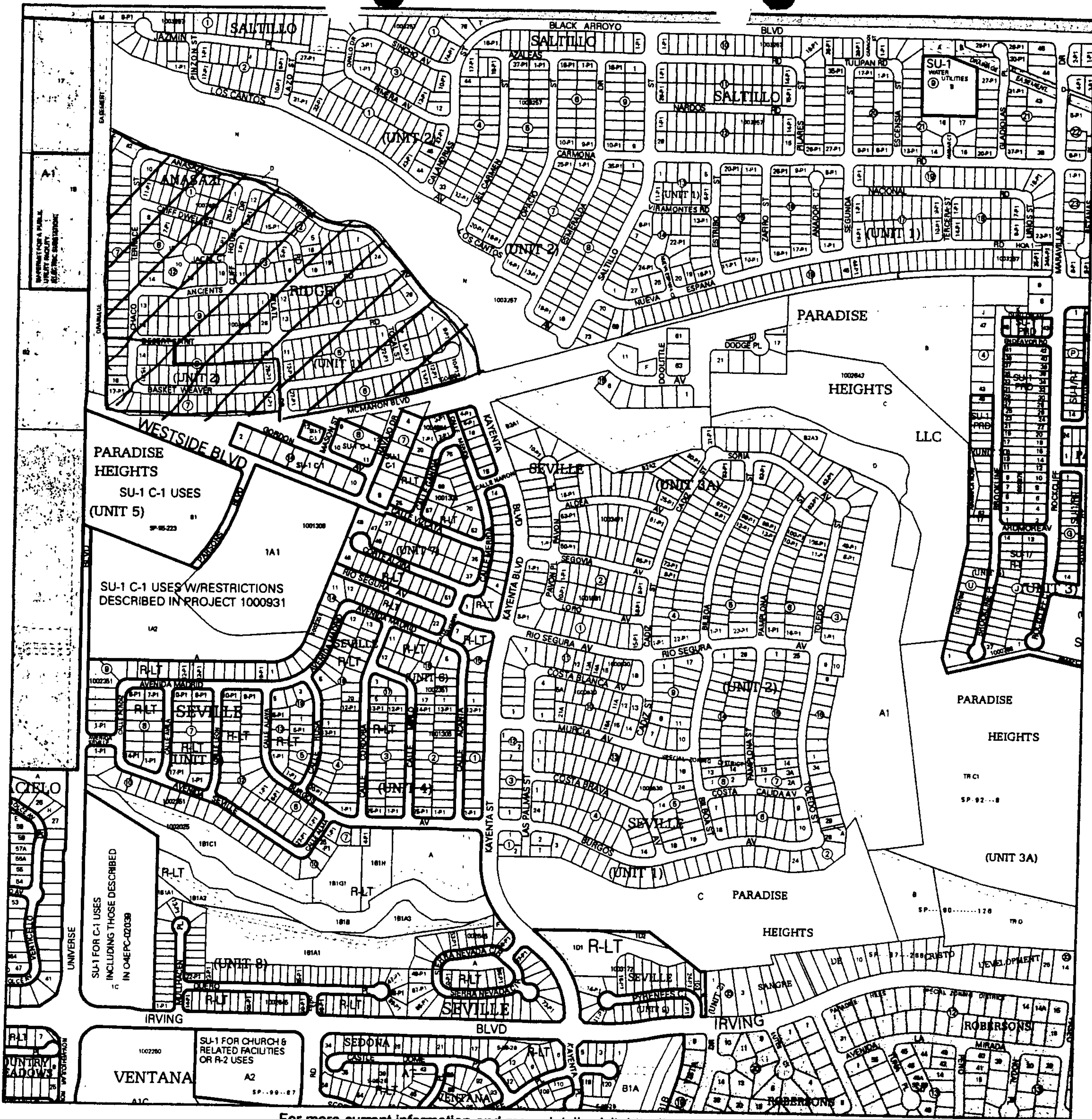
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-10-Z

Selected Symbols

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

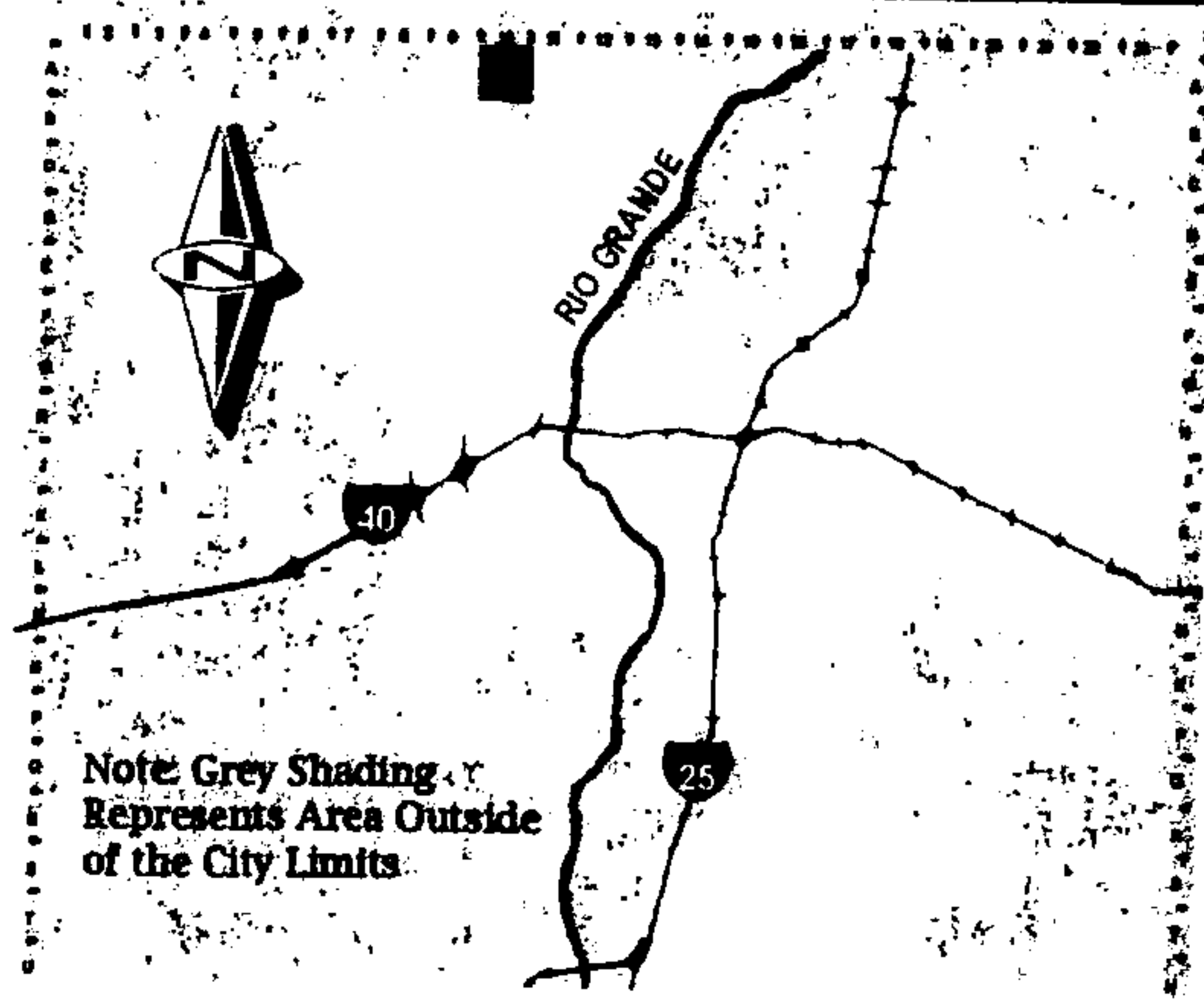




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 3/10/2009



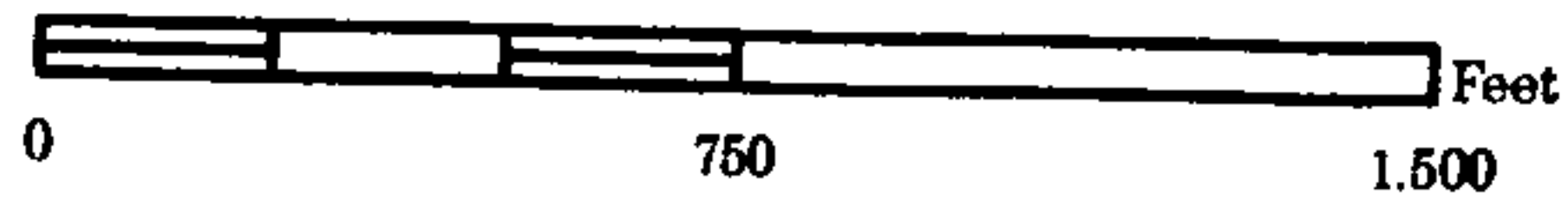
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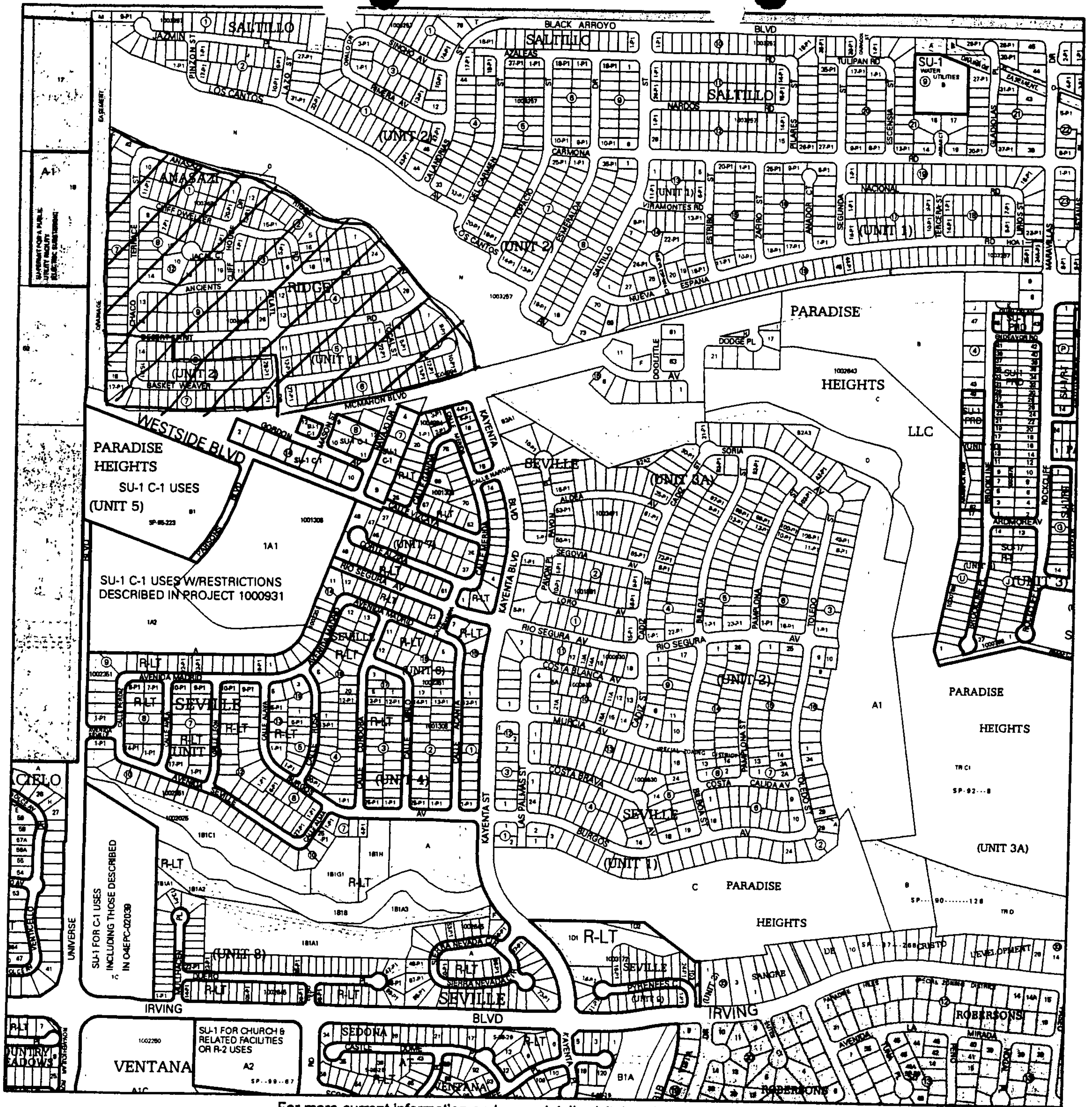
Zone Atlas Page:

A-10-Z

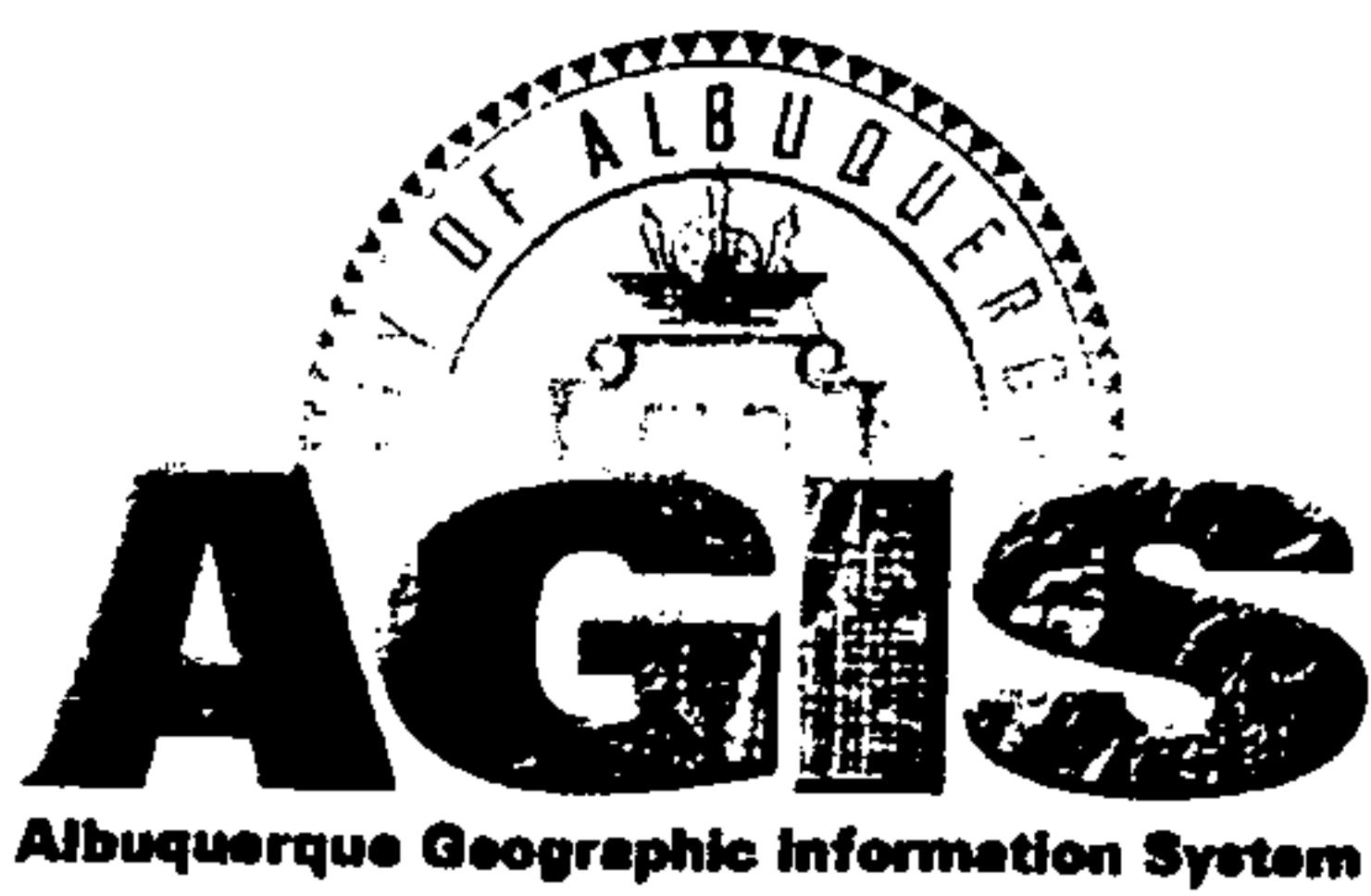
Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
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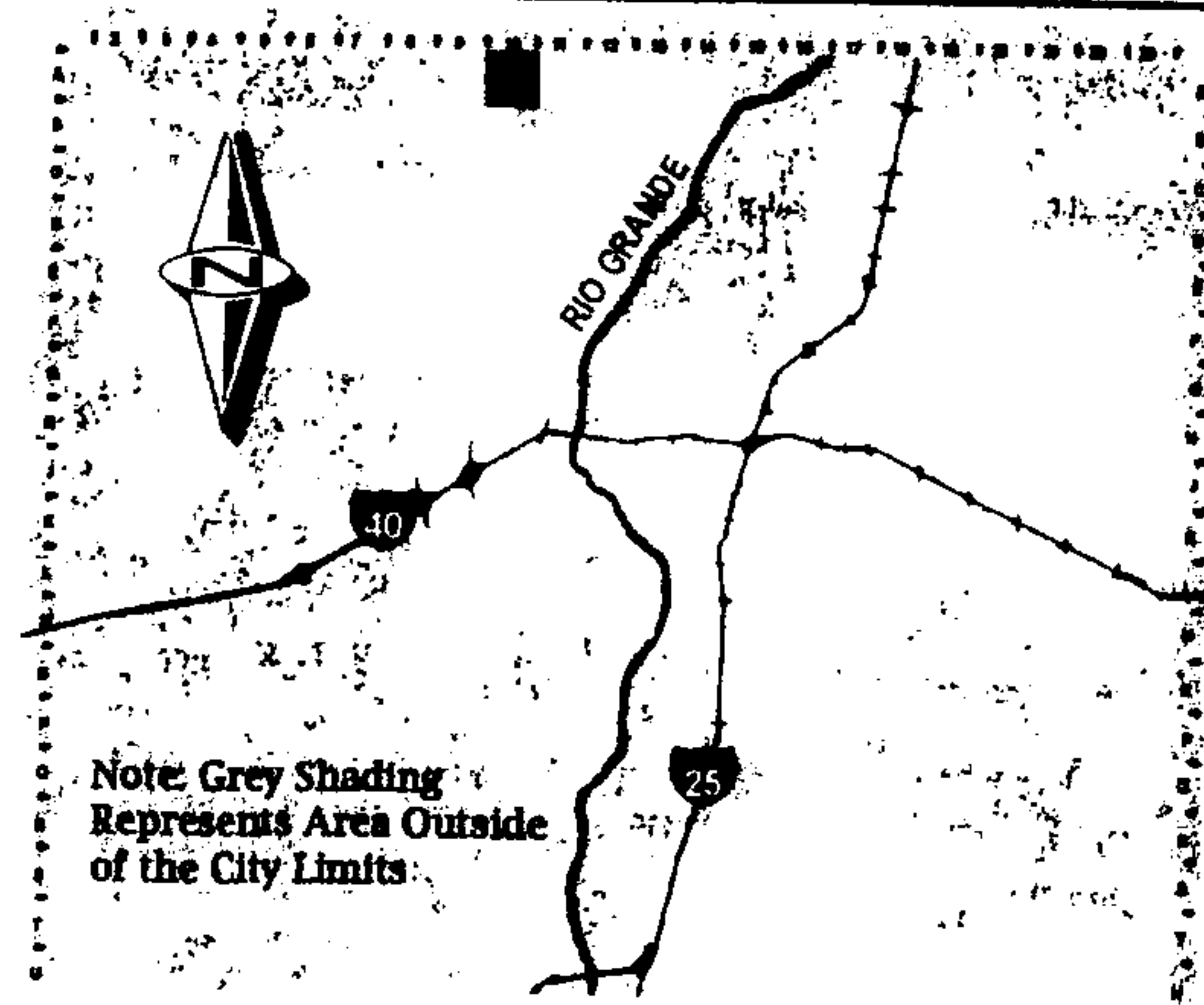




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 3/10/2009



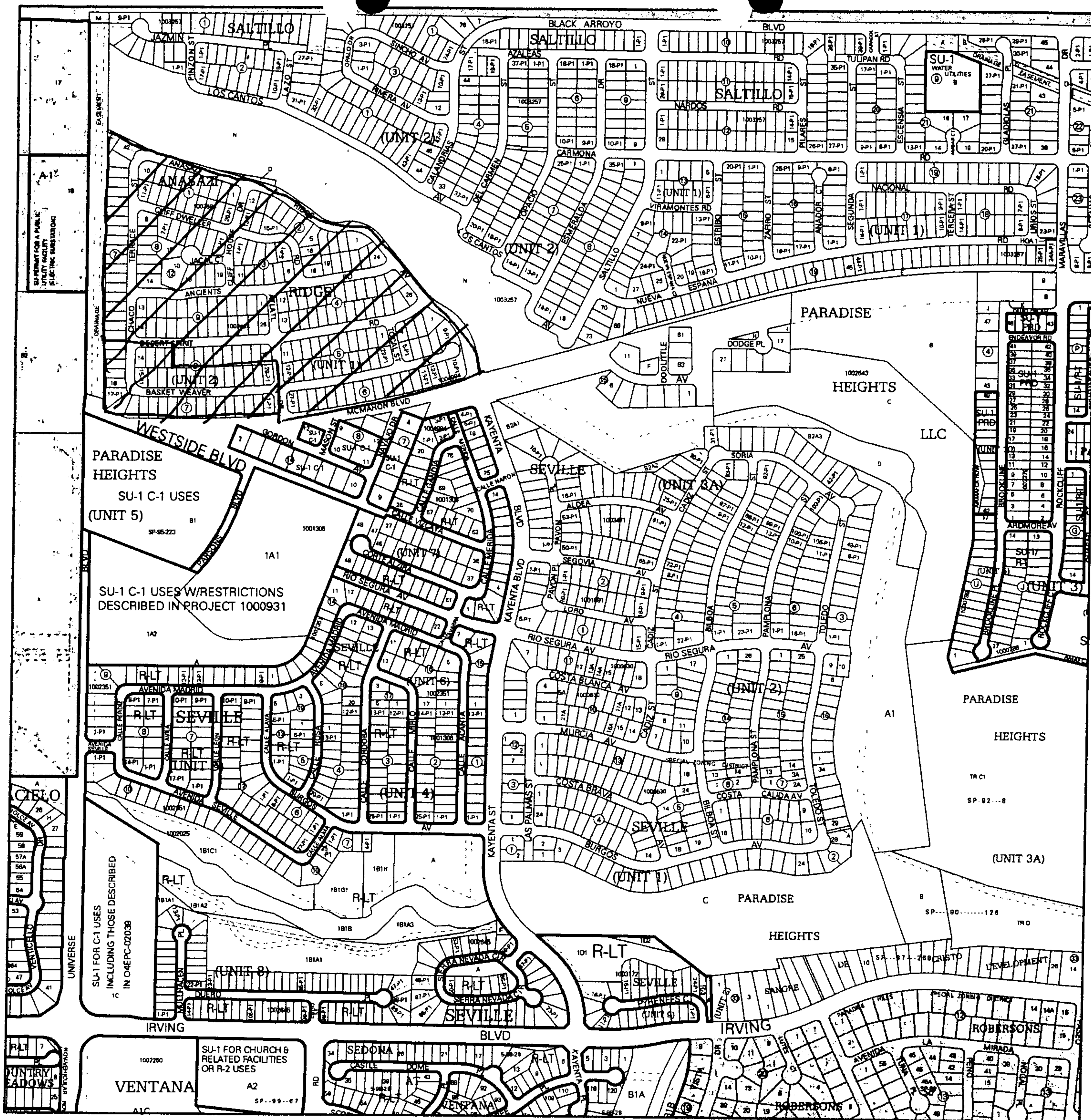
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Zone Atlas Page:
A-10-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
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- H-1 Buffer Zone
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- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone





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

AGIS
Albuquerque Geographic Information System

Map amended through: 3/10/2009

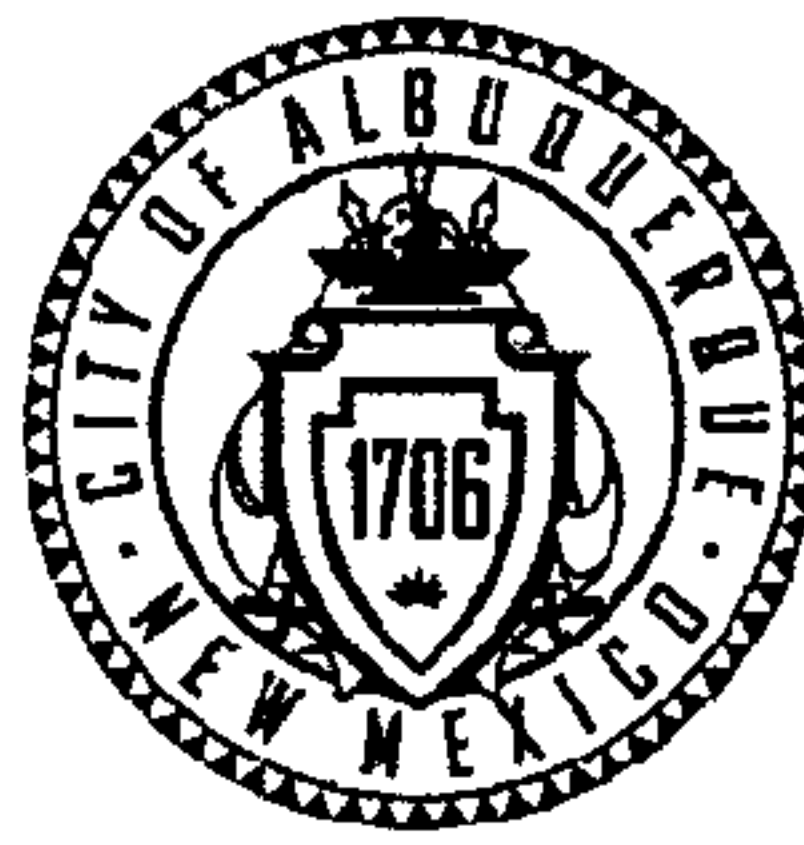
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-10-Z

Selected Symbols

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

0 750 1500 Feet



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

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

October 27, 2009

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **October 27, 2009:**

Contact Name: SUSAN RASINSKI

Company or Agency: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - ANASAZI RIDGE, UNIT 2, LOCATED ON WESTSIDE BOULEVARD NW BETWEEN UNIVERSE BOULEVARD NW AND KAYENTA NW** zone map **A-10**.

Our records indicate that as of October 27, 2009, there were no Neighborhood and/or Homeowner 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 Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

- [] ONC's "Official" Letter to the applicant (*if there are associations*). A copy must be submitted with application packet -OR-
- [X] **The ONC "Official" Letter (*if there are no associations*). A copy must be submitted with application packet.**
- [] Copies of Letters to Neighborhood and/or Homeowners Associations (*if there are associations*). A copy must be submitted with application packet.
- [] Copies of the certified receipts to Neighborhood and/or Homeowners Associations (*if there are associations*). A copy must be submitted with application packet.

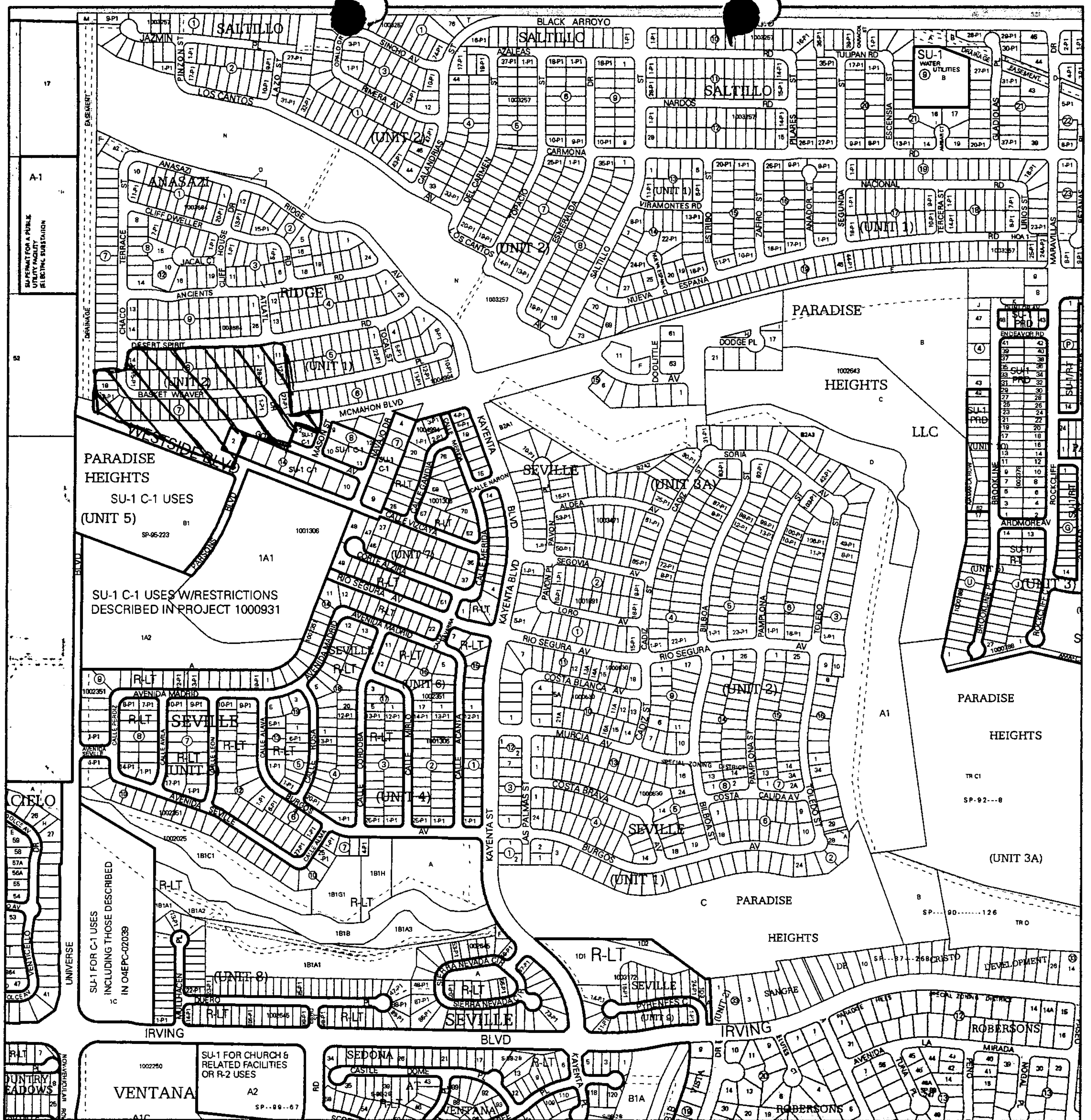
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **10/27/09** Time Entered: **3:30 p.m.** ONC Rep. Initials: **siw**



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

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-10-Z

Selected Symbols

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

0 750 1.500 Feet



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

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): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: P.O. Box 9000 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: Collatz, Inc. PHONE: 898-6338
 ADDRESS: P.O. Box 2010 FAX: _____
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Anasazi Ridge, Unit 1 - SIA 2 year extension

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

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

Lot or Tract No. _____ Block: _____ Unit: 71
 Subdiv/Addn/TBKA: Anasazi Ridge
 Existing Zoning: R1 Proposed zoning: R1 MRGCD Map No _____
 Zone Atlas page(s): A-10 UPC Code: 101006609832420451

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003684
08-DRB-90074

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): 40.3491
 LOCATION OF PROPERTY BY STREETS: On or Near: McMahon Blvd NW
 Between: Anasazi Ridge NW and Westside Blvd NW

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

SIGNATURE Mark Goodwin DATE 11/9/09
 (Print) Mark Goodwin, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>09DRB-70349</u>	<u>SIA</u>	<u>5(2)</u>	<u>\$ 50.00</u>
_____	<u>ADU</u>	_____	<u>\$ 75.00</u>
_____	<u>CME</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>12/09/09</u>	_____	_____	Total <u>\$ 145.00</u>

Sandy Handley 11/10/09
 Planner signature / date

Project # 1003684

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- 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.

Mark Goodwin, PE
Applicant name (print)
Mark Goodwin 11/19/09
Applicant signature / date



Form revised October 2007

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

Application case numbers
09DEB - 70349

Sandy Handley 11/10/09
Planner signature / date
Project # 1003684

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 NOV. 24, 2009 To DEC. 09, 2009

5. REMOVAL

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

I have read this sheet and discussed it with the 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)

11/10/09
(Date)

I issued 4 signs for this application, 11/10/09 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003684



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

October 27, 2009

Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Anasazi Ridge, Unit 1 - 1003684

Dear Mr. Cloud:

On behalf of our client, Collatz, Inc., and the requirements of the DPM we are submitting the following DRB application. We are requesting a 2-year extension of the Subdivision Improvements Agreement.

Please contact our office if you have any questions or comments.

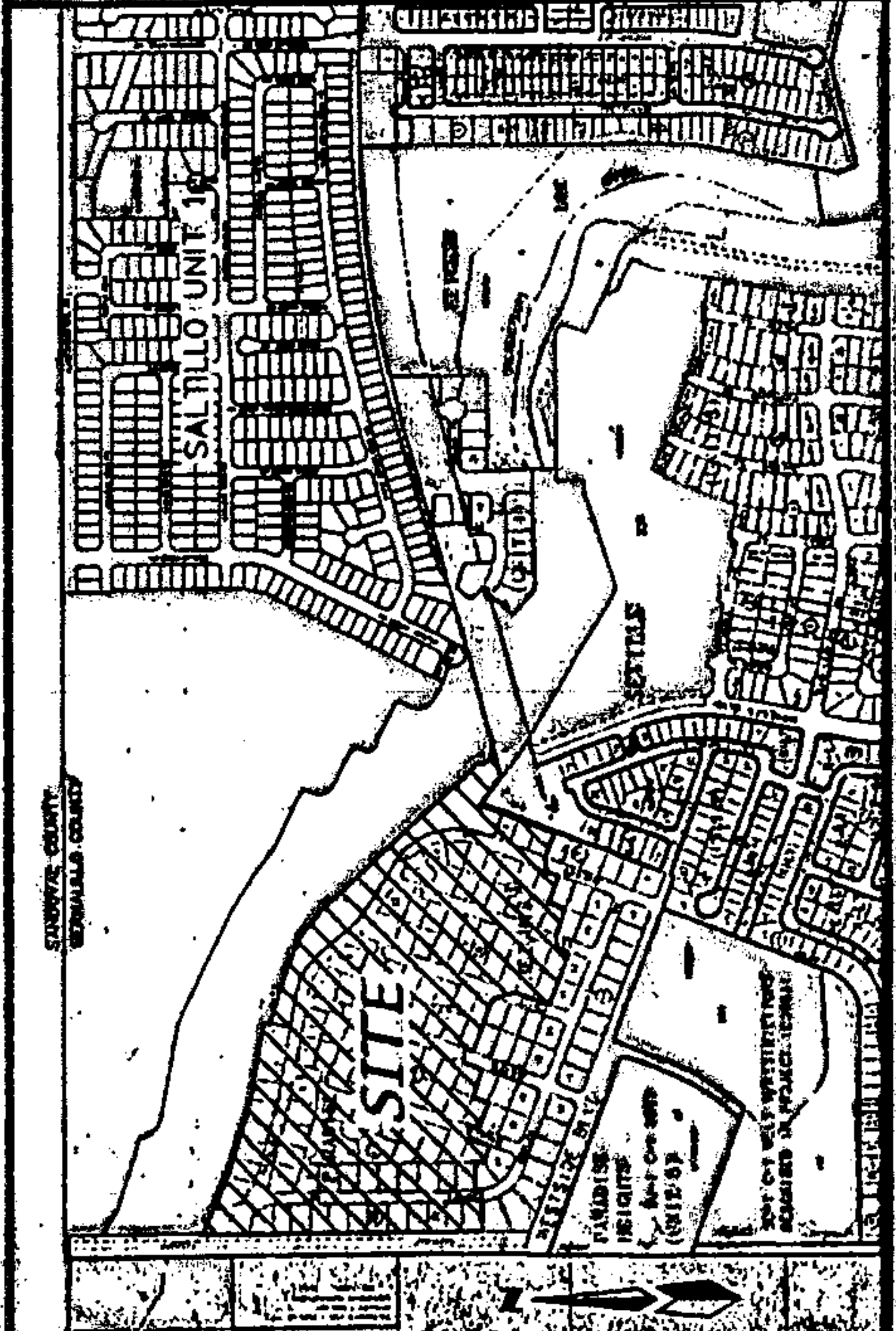
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

for Mark Goodwin, PE
President

DMG/sr

Attachments



LOCATION MAP
ZONE ATLAS A-10Z
 SCALE: NONE

SUBMISSION DATA

Gross Acreage: 40.3437 Ac.
 Zone Alias No: A-10-Z
 No. of Existing Tracts/Lots: 3 Tracts/120 Lots
 No. of Tracts/Lots/Parcels created: 1 Tract/191 Lots
 No. of Lots/Tracts eliminated: 3 Tracts/120 Lots
 Miles of full width streets created: 1.83
 Miles of half width streets created: 0.12
 Right-of-Way area vacated: 7.4284 Ac.
 Street Area dedicated to the City of Albuquerque: 11,795.8 AG
 Date of Survey: May, 2003
 Utility Control Location System Log Number: 2004082799
 Zoning: R-1

FREE CONSENT AND DEDICATION

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

OWNER: Capital Alliance Investments, LLC
 A New Mexico Limited Liability Company

BY: Mike Morris
 Mike Morris, Authorized Agent

OWNER'S ACKNOWLEDGMENT
 STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 18, 2006
 By Mike Morris, Authorized Agent of Capital Alliance Investments, LLC, A New Mexico Limited Liability Company, on behalf of said Company.

Sharon L. Vickrey
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 4-7-07



LEGAL DESCRIPTION

A tract of land situated within the Town of Alameda Grant; projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS P, Q & R, SALTILLO UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 2006 in Book 2006C, Page 170; together with Lots 1 thru 3, Block 7; Lots 1 thru 8 and 14 thru 20, Block 8; Lots 1 thru 10, and 13 thru 22, Block 9; Lots 1 thru 9 and 18 thru 25; Block 10; Lots 1 thru 10 and 16 thru 24, Block 11; Lots 1 thru 16 and 19 thru 27, Block 12; and Lots 1 thru 22; Block 13 of PARADISE HEIGHTS, UNIT FIVE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1973 in Volume D5, Folio 111, together with all of Pratt Street N.W. and portions of Ramsey Street N.W., Gates Street N.W., Frost Street N.W., Mason Street N.W. and Navajo Drive N.W., and containing 40.3437 acres more or less. (See sheet 7 for fields and bounds description)

NOTES

(SEE SHEET 1)

PURPOSE OF PLAT

1. Subdivide 120 existing lots, 3 Tracts and vacated right-of-way into 191 Residential Lots and 1 Tract.
2. Grant Easements as shown hereon.
3. Dedicate Right-of-Way as shown hereon.
4. Vacate easements and right-of-way as shown hereon.



OWNER: Capital Alliance Investments, LLC
 A New Mexico Limited Liability Company
 BY: Mike Morris
 Mike Morris, President
 DATE: 5/18/06

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 18, 2006
 By Mike Morris, President of Capital Alliance Investments, LLC, A New Mexico Limited Liability Company, on behalf of said Company.

Sharon L. Vickrey
 NOTARY PUBLIC
 MY COMMISSION EXPIRES June 14, 2006



OWNER: Sables Communities, LLC
 (Tracts P, Q, R & S, Saltillo Unit #1)

BY: Mike Morris
 Mike Morris, Member

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 23, 2006
 By Rex Wilson, Member of Sables Communities, LLC, A New Mexico Limited Liability Company, on behalf of said Company.

Sharon L. Vickrey
 NOTARY PUBLIC
 MY COMMISSION EXPIRES May 23, 2007

PLAT FOR ANASAZI RIDGE UNIT 1 WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTION 3 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM BERNALILLO COUNTY, NEW MEXICO MAY, 2006

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as required by the Albuquerque Subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1990.

Project Number: 06DRB-DD897

PLAT APPROVAL

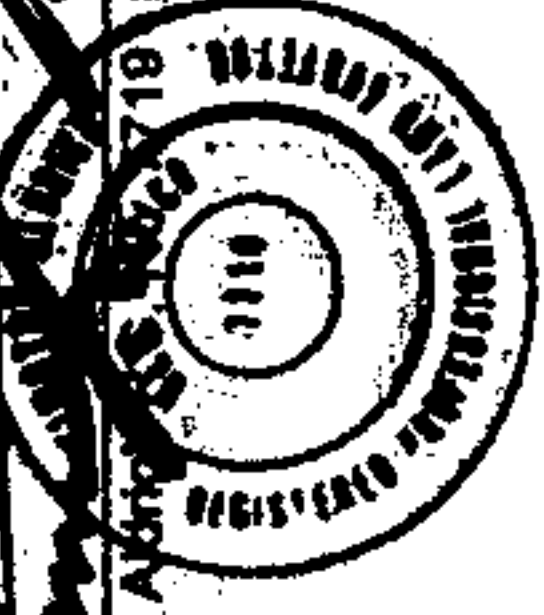
UTILITY APPROVALS

- PNM Electric Services: Ken B. Mack, Date: 6-20-06
- PNM Gas Services: Ken B. Mack, Date: 6-20-06
- City of Albuquerque: Donna Dubois, Date: 6-20-06
- City Engineer: Donna Dubois, Date: 6-20-06
- City Surveyor: MB Frank, Date: 6-19-06
- Real Property Division: SAK M. Howard, Date: 6-28-06
- Traffic Engineering, Transportation Division: Ken A. Rana, Date: 6-22-06
- Water Utility Department: Christina Sandoval, Date: 6-28-06
- Parks and Recreation Department: John M. Reyes, Date: 6-28-06
- City Engineer: Budley A. Bingham, Date: 6/28/06
- City Planner: Sharon L. Vickrey, Date: 06/29/06
- DRB Chairperson, Planning Department: Sharon L. Vickrey, Date: 06/29/06

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, Surveyor
 Date: 06-19-06



ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBU, N.M. 87190
 505-884-1990

PLAT FOR ANASAZI RIDGE UNIT 1

WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTION 3 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MAY, 2006

NUMBER	DIRECTION	DISTANCE	DIRECTION	DISTANCE	
L1	S09°48'18"W	37.34	L18	S20°50'24"W	78.44
L2	S55°40'11"E	218.51	L19	N69°09'36"W	121.35
L3	S12°18'08"E	90.08	L20	S20°50'24"W	85.45
L4	S74°41'05"W	111.80	L21	N69°09'36"W	121.38
L5	N69°10'24"W	138.31	L22	N20°50'24"E	57.48
L6	S20°49'18"W	62.21	L23	S67°09'52"W	34.45
L7	N69°09'36"W	119.87	L24	S20°50'24"W	101.80
L8	S20°50'24"W	60.00	L25	N66°33'19"W	72.42
L9	N69°09'36"W	119.98	L26	N00°13'43"E	44.42
L10	S20°50'24"W	71.91	L27	N89°45'07"W	122.57
L11	S20°50'24"W	44.18	L28	S00°13'43"W	27.13
L12	N69°09'36"W	239.88	L29	S88°40'18"W	171.90
L13	N20°50'24"E	160.00	L30	S80°18'15"E	55.57
L14	N11°13'40"W	94.18	L31	S69°09'36"E	92.69
L15	N69°09'36"W	239.94	L32	N60°49'20"W	102.77
L16	N20°50'24"E	41.07	L33	S20°50'24"W	145.23
L17	S67°09'52"W	54.60	L34	N00°13'43"E	126.68

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BRG	CHORD
C1	38.54	5000.00	0°26'30"	19.27	N77°04'42"E	38.54	38.54
C2	57.72	5000.00	0°39'41"	28.86	N80°52'05"E	57.72	57.72
C3	20.04	775.00	1°28'53"	10.02	N87°54'19"E	20.04	20.04
C4	13.21	148.05	0°50'41"	6.61	S02°19'16"E	13.20	13.20
C5	73.40	325.00	1°25'22"	36.85	S62°08'22"E	73.24	73.24
C6	122.15	155.00	4°09'06"	64.44	S78°14'45"E	119.01	119.01
C7	218.68	205.00	6°10'10"	121.04	S70°15'43"E	208.46	208.46
C8	111.30	275.00	2°30'50"	56.32	S51°16'33"E	110.35	110.35
C9	313.34	355.17	50°32'50"	167.69	S37°34'33"E	303.28	303.28
C10	48.70	30.00	93°00'46"	31.62	S58°48'31"E	43.53	43.53
C162	57.35	50.00	65°43'17"	32.30	S42°02'19"E	57.35	57.35

EXISTING EASEMENTS

- EXISTING 7' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, 05-111) VACATED BY V-050RB-00118
- EXISTING 5' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, 05-111) VACATED BY V-050RB-00118
- EXISTING 15' DRAINAGE EASEMENT (03-12-73, 05-111)
- EXISTING 20' C.O.A. WATERLINE EASEMENT (06-01-06, 06C-170)
- EXISTING 50' R.E.A. EASEMENT (03-12-73, 05-111)
- EXISTING 40' DRAINAGE EASEMENT (03-12-73, 05-111)
- EXISTING 50' PLAINS ELECTRIC EASEMENT (05-08-53, BK. 14, PG. 341)
- EXISTING PUBLIC ROADWAY EASEMENT (12-20-00, 02C-310)
- EXISTING 20' C.O.A. SANITARY SEWER EASEMENT (06-01-06, 06C-170)
- EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (04-72, BK. D916, PG.122)
- EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (01-11-71, BK.D887, PG.607)
- EXISTING 10' PUBLIC UTILITY EASEMENT (06-01-06, 06C-170)

SITE BENCHMARK

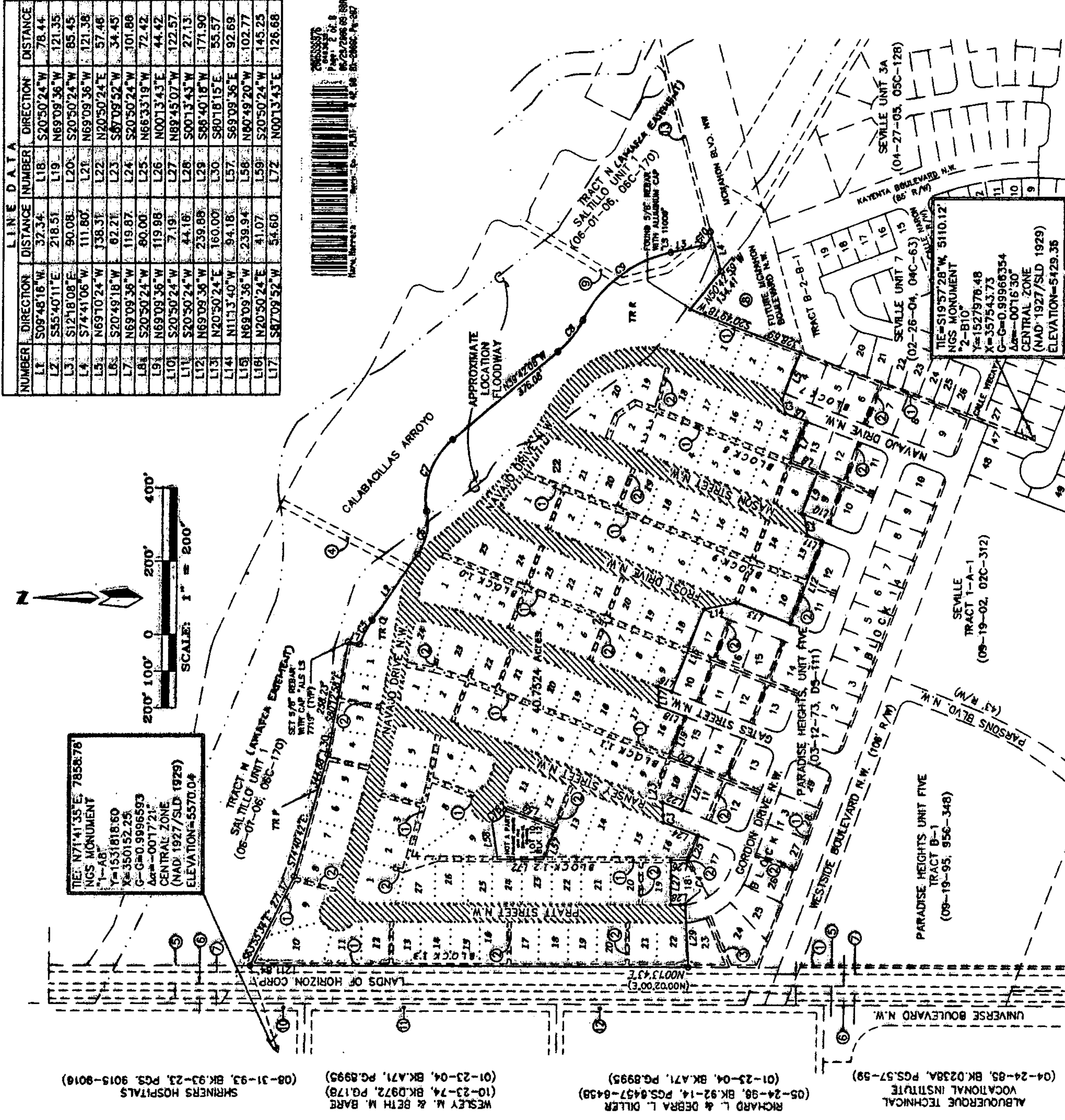
ACS MONUMENT "SANDBERN" ELEVATION=5456.92 (SLD 1929)

NOTE: (PROPERTY LINES TO BE ELIMINATED BY THIS PLAT.)

ALL OF: PARADISE HEIGHTS UNIT FIVE; LOTS 1 THRU 3, BLOCK 7; LOTS 1 THRU 8 AND LOTS 14 THRU 20, BLOCK 8; LOTS 1 THRU 10 AND 13 THRU 22, BLOCK 9; LOTS 1 THRU 9 AND LOTS 18 THRU 25, BLOCK 10; LOTS 1 THRU 10 AND LOTS 16 THRU 24, BLOCK 11; LOTS 1 THRU 9, 11 THRU 16 AND LOTS 19 THRU 27, BLOCK 12; LOTS 1 THRU 22, BLOCK 13; AND ALL OF TRACTS P, Q AND R, SALTILLO UNIT 1.

EXISTING RIGHT-OF-WAY VACATION: 325,625 SQUARE FEET 7.4294 ACRES

SEE SHEET 8 FOR LINE & CURVE DATA.



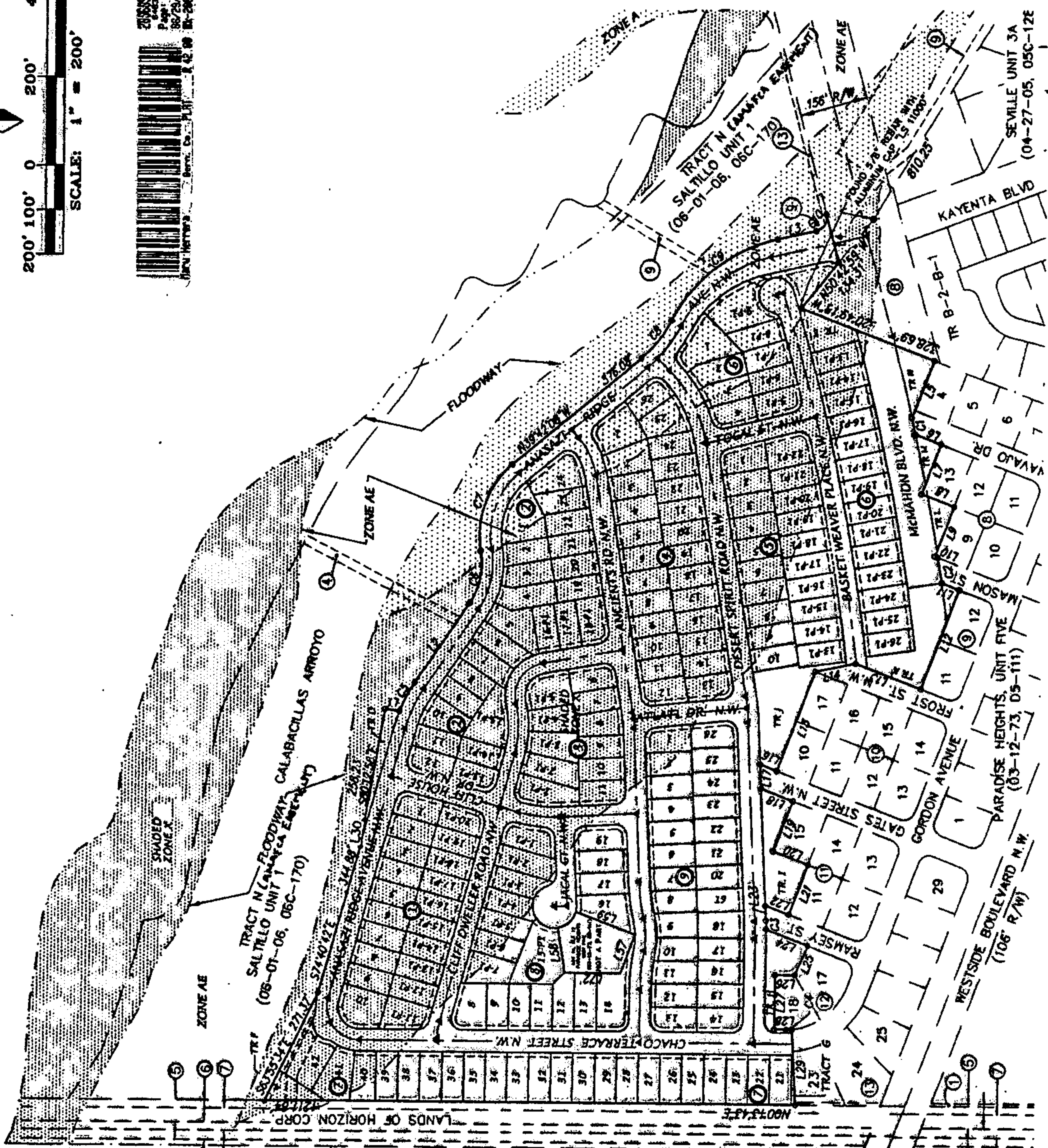
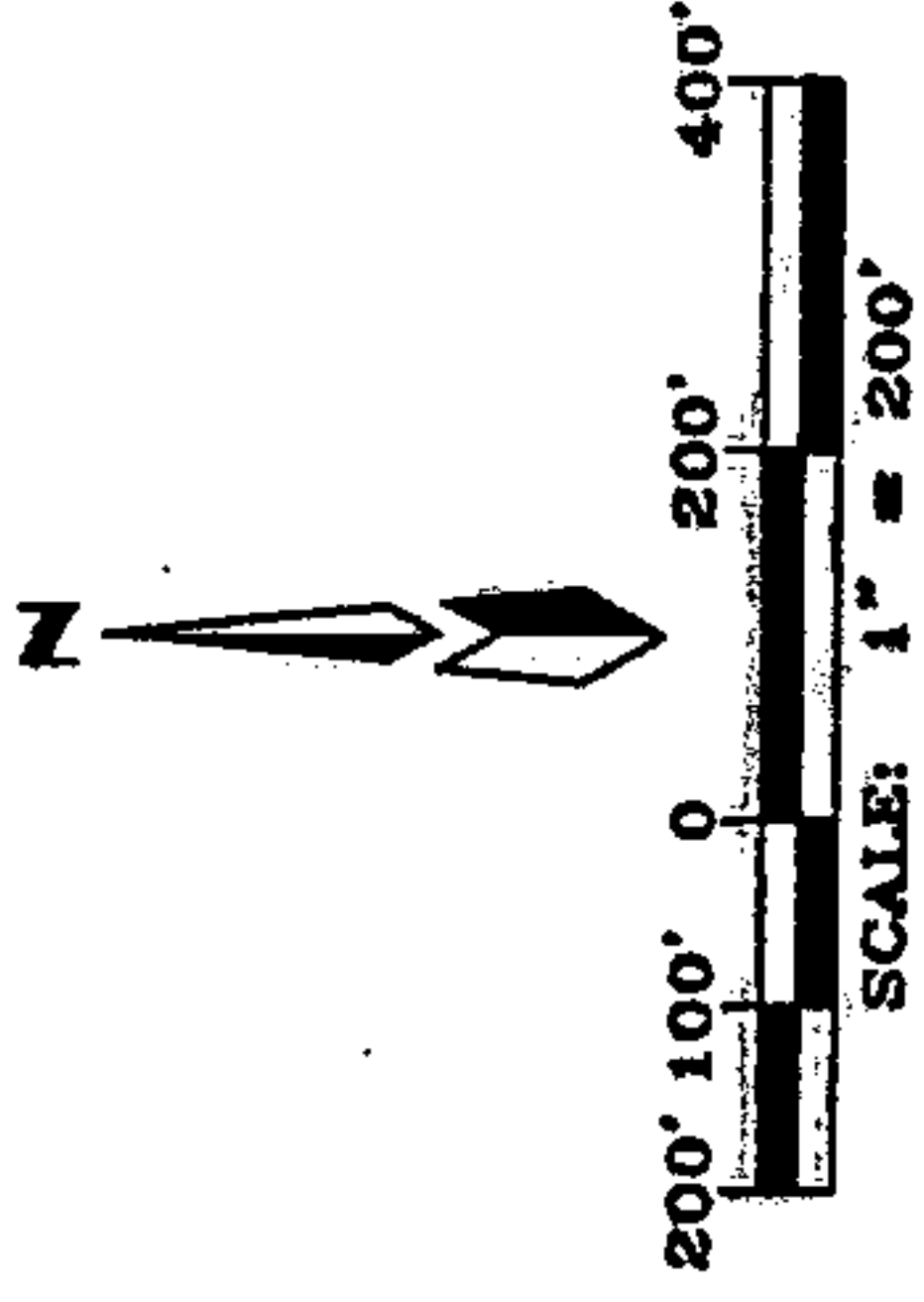
TIE: N71°41'35"E; 7858.78 NGS MONUMENT
Y=1531818.60
X=350152.25
G=0.9996593
Az=001°7'21"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5570.04

TIE: S19°57'28"W; 5110.12' NGS MONUMENT
Y=1527976.48
X=357543.73
G=0.99966354
Az=001°16'30"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5429.35

PLAT FOR
ANASAZI RIDGE UNIT 1

WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2006

- EXISTING EASEMENTS**
- ① EXISTING 7' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, D5-111)
VACATED BY V-050R8-00118
 - ② EXISTING 5' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, D5-111)
VACATED BY V-050R8-00118
 - ③ EXISTING 15' DRAINAGE EASEMENT (03-12-73, D5-111)
 - ④ EXISTING 20' C.O.A. WATERLINE EASEMENT (06-01-06, 06C-170)
 - ⑤ EXISTING 50' R.E.A. EASEMENT (03-12-73, D5-111)
 - ⑥ EXISTING 40' DRAINAGE EASEMENT (03-12-73, D5-111)
 - ⑦ EXISTING 50' PLAINS ELECTRIC EASEMENT (05-08-53, BK.14-PG.341)
 - ⑧ EXISTING PUBLIC ROADWAY EASEMENT (12-20-00, 02C-310)
 - ⑨ EXISTING 20' C.O.A. SANITARY SEWER EASEMENT (06-01-06, 06C-170)
 - ⑩ EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (04-72, BK.D916, PG.122)
 - ⑪ EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (10-23-74, BK.D972, PG.176)
 - ⑫ EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (01-11-71, BK.D887, PG.607)
 - ⑬ EXISTING 10' PUBLIC UTILITY EASEMENT (08-01-06, 06C-170)



SHRIMERS HOSPITALS (08-31-93, BK.93-23, PGS. 9015-9016)
 WESLEY M. & BETH M. BARE (10-23-74, BK.D972, PG.176)
 (01-23-04, BK.A71, PG.8993)
 RICHARD L. & DEBRA L. DILLER (05-24-96, BK.92-14, PGS.6457-6458)
 (01-23-04, BK.A71, PG.8993)

LIMITS OF FEMA FLOOD ZONES
 Until such time that the LOMR is issued to FEMA to remove the floodplain, this area and any future lots that develop in this area may be required by the mortgage company to obtain Flood Insurance.



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

SEE SHEET 2 & 8 FOR LINE AND CURVE DATA
 Dwg: A4063FP33.DWG
 Scale: 1" = 200'

Drawn: RICHARD
 Date: 06/16/06
 Checked: ALS
 Job: A04063

F:\A063AR\FINAL PLAT\A4063FP33.DWG (06-14-06 RDQ)

PLAT FOR ANASAZI RIDGE UNIT 1
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2006

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

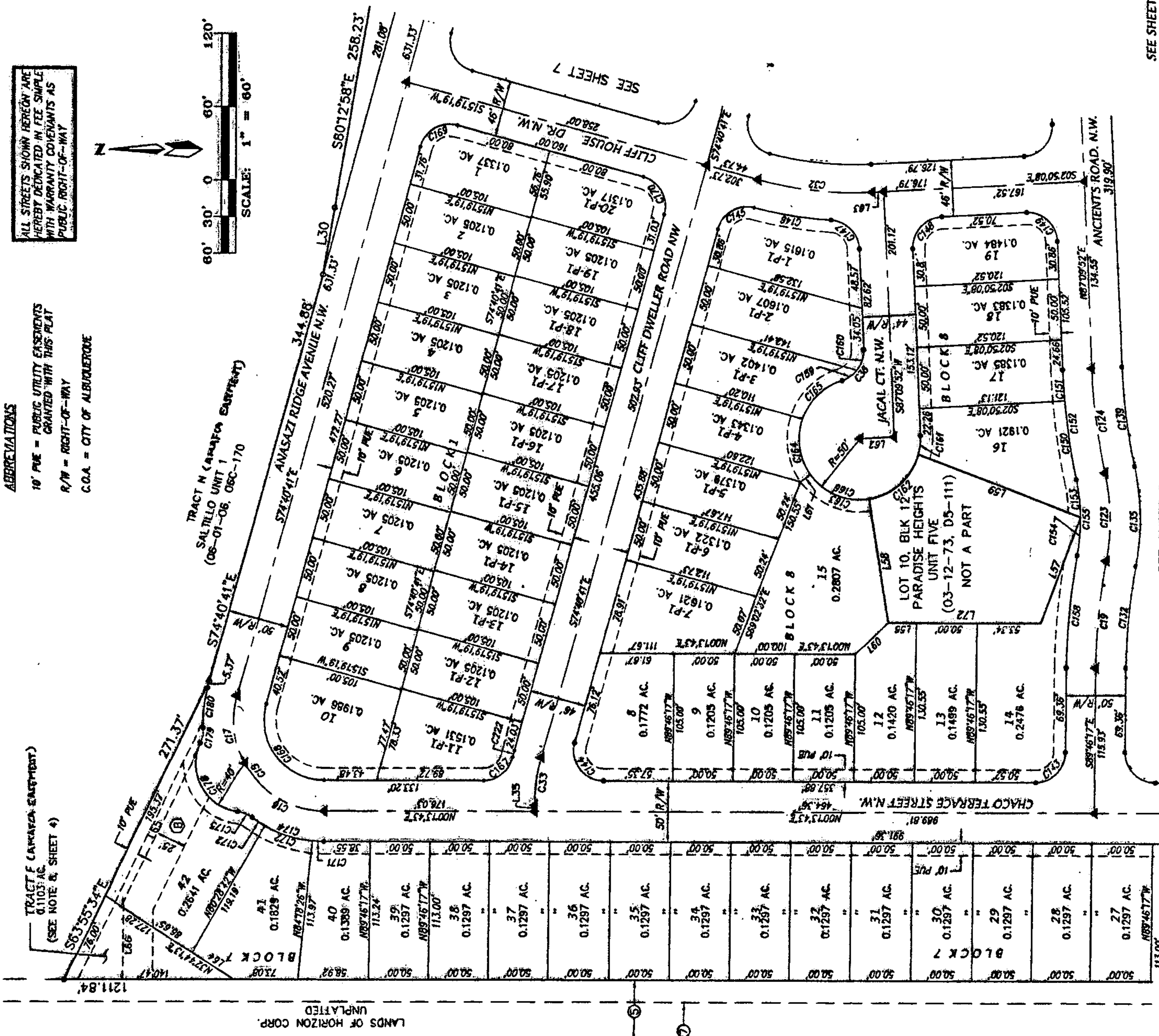
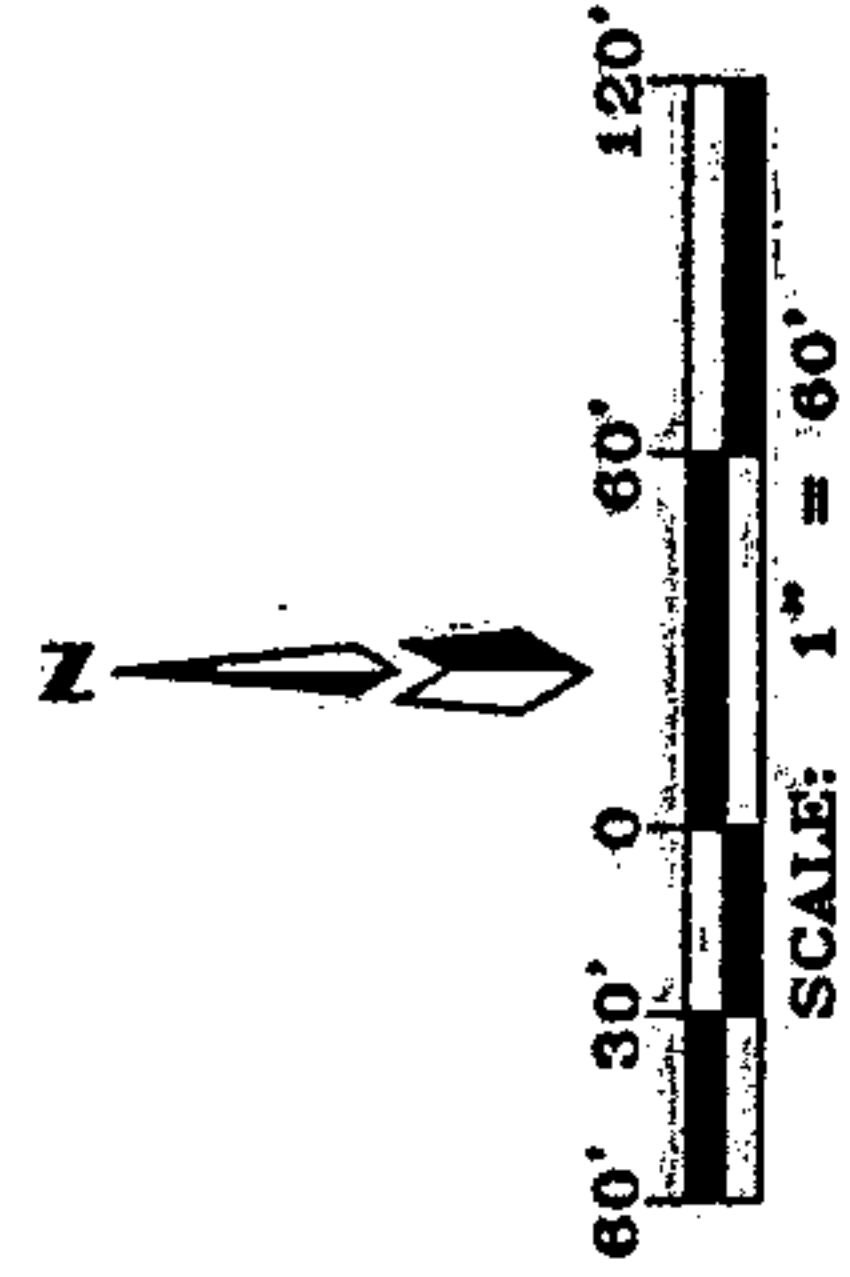
ABBREVIATIONS
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 R/W = RIGHT-OF-WAY
 C.O.A. = CITY OF ALBUQUERQUE

- NEW EASEMENTS.**
- (A) 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.
 - (B) 25' PUBLIC SANITARY SEWER EASEMENT GRANTED EXCLUSIVELY TO THE C.O.A. WITH THIS PLAT.
 - (C) PUBLIC ROADWAY AND UTILITY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.



NOTES:

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parentheses are record.
4. Bases of boundary are the following plats and documents of record entitled:
 PLAT OF "SALTILLO UNIT 1", (06-01-06, 06C-170)
 PLAT OF "RIO RANCHO ESTATES, UNIT 10", (06-08-88, BK 1 - PG. 75)
 PLAT OF "PARADISE HEIGHTS, UNIT FOUR", (05-07-88, D3-201)
 REPLAT OF "PARADISE HEIGHTS, UNIT FOUR", (07-03-75, D6-161)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE", (03-12-73, D5-111)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE, TRACT B-1", (08-19-85, 95C-348)
 PLAT OF "SEVILLE", UNIT 7 (02-26-04, 04C-63)
 PLAT OF "SEVILLE", UNIT 3A", (04-27-05, 05C-128)
 PLAT OF "LANDS OF PARADISE HEIGHTS, L.L.C.", (06-24-03, 03C-189)
 RESULT OF SURVEY "NW 1/4 NW 1/4 TRACT 12 AND THE NORTH LINE OF THE NORTH 1/2 NE 1/4 TRACT 12 (08-30-00, 2000S-127)
 "QUIT CLAIM DEED" (10-15-03, BK. 406, PGS. 177138-177170)
 "SPECIAL WARRANTY DEED" (04-27-95, BK. 95-10, PGS. 3147-3156)
 records of Bernalillo County, New Mexico.
5. All street centerline monumentation shall be installed at all pc's, pt's, angle points and street intersections and shown thus (A) and will be marked by (4") Aluminum Cap stamped: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION DO NOT DISTURB PLS 7719"
6. Unless otherwise noted all corners are set #5 rebar with cap "ALS LS 7713" (TYP).
7. Tracts "E" and "G" thru "N" are reserved for Future Development.
8. Tracts "D" and "F" are hereby dedicated to the City of Albuquerque Open Space with this plat; Tracts D and F are eligible for Open Impact Fee Credits as shown on the CCIP when they are dedicated to the City. A Public Drainage Easement over and across Tracts "D" and "F" is hereby granted to A.M.A.F.C.A. with this plat. (See Sheet 7 for Dedication)
9. This subdivision is within the New Mexico Utilities, Inc. franchise area. Water and Sanitary Sewer capabilities are based on the New Mexico Utilities, Inc. and not the City of Albuquerque's.
10. All lots shown with the P-1 designation shall conform to intermittent design criteria.



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBUQ., N.M. 87190
 505-884-1990

SEE SHEET 8 FOR CURVE & LINE TABLE

Dwg: A4063PFBASE.DWG	Drawn: RICHARD	Checked: ALS	Job: A04063	Sheet of 8
Scale: 1"=60'	Date: 06/16/06			

E:\4063\A\FINAL PLAT\A4063PFBASE.DWG 06-14-06 RDQ

SEE SHEET 5

28385574
 Date: 06/16/06
 Page: 3 of 8
 Surveyor: RICHARD L. DEBRA
 License: 12-062, 74-087

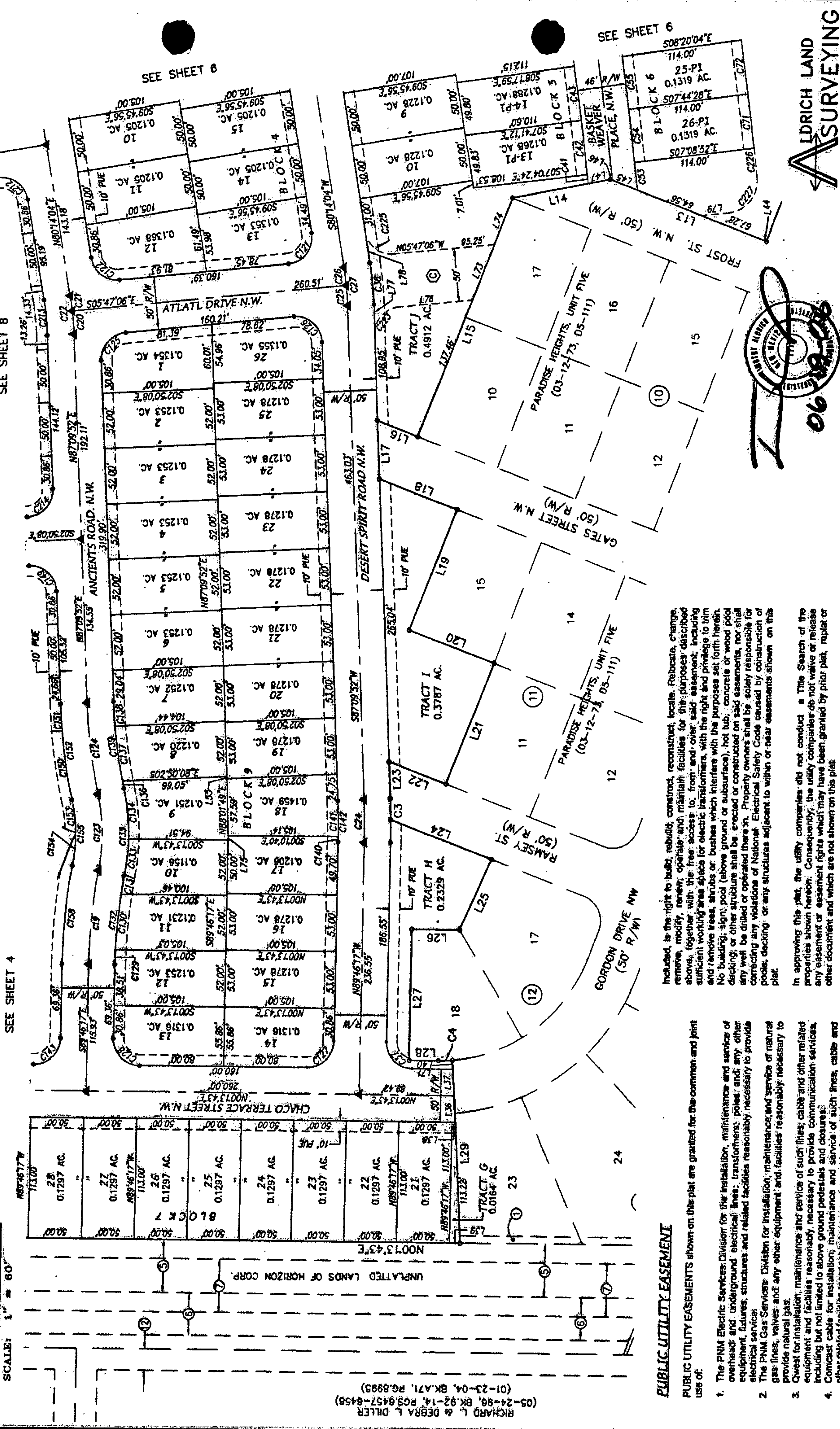


ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED, IN FULL, TO THE PUBLIC RIGHT-OF-WAY.

ABBREVIATIONS
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 R/W = RIGHT-OF-WAY
 C.O.A. = CITY OF ALBUQUERQUE

NEW EASEMENTS
 (A) 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.
 (B) 25' PUBLIC SANITARY SEWER EASEMENT GRANTED EXCLUSIVELY TO THE C.O.A. WITH THIS PLAT.
 (C) PUBLIC ROADWAY AND UTILITY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.

PLAT FOR ANASAZI RIDGE UNIT 1
 WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTION 3 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MAY, 2006



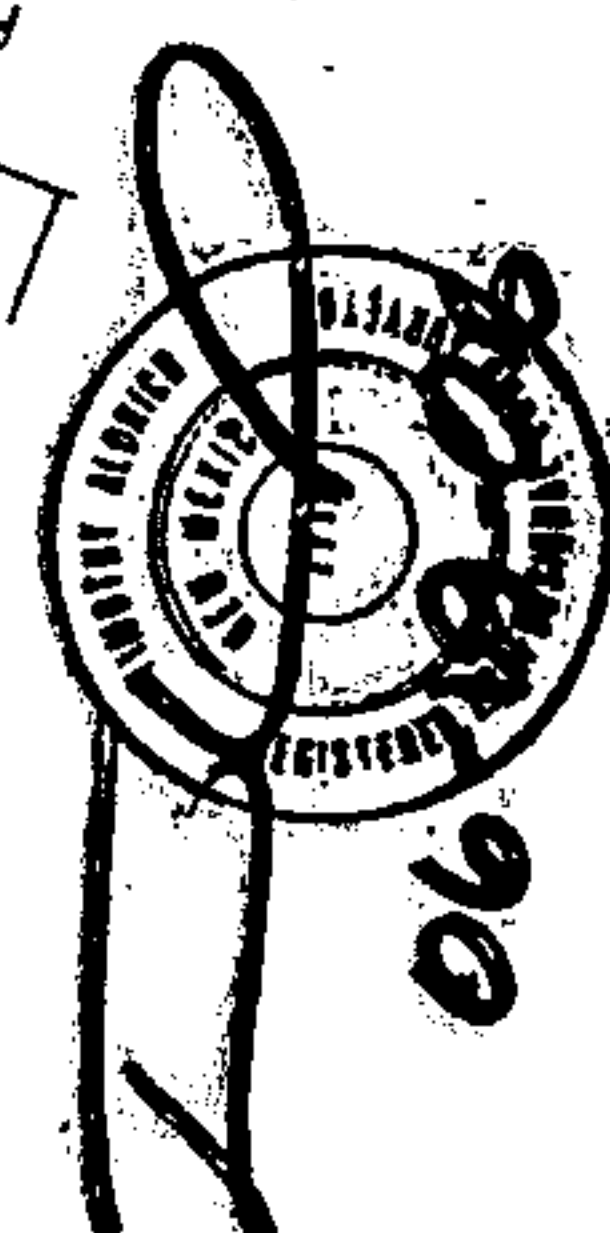
PUBLIC UTILITY EASEMENT

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
1. The PNM Electric Services: Division for the installation, maintenance and service of overhead and underground electrical lines; transformers; poles; and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
 2. The PNM Gas Services: Division for installation, maintenance and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
 3. Quest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
 4. Comcast cable for installation, maintenance and service; of such lines, cable and other related facilities reasonably necessary to provide Cable TV service.

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

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

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



SEE SHEET 8 FOR CURVE & LINE TABLE
 Dwg: A40631FRASE.DWG Drawn: RICHARD Date: 06/16/06
 Scale: 1"=60'
 Checked: ALS Job: AD4063
 Sheet 5 of 8

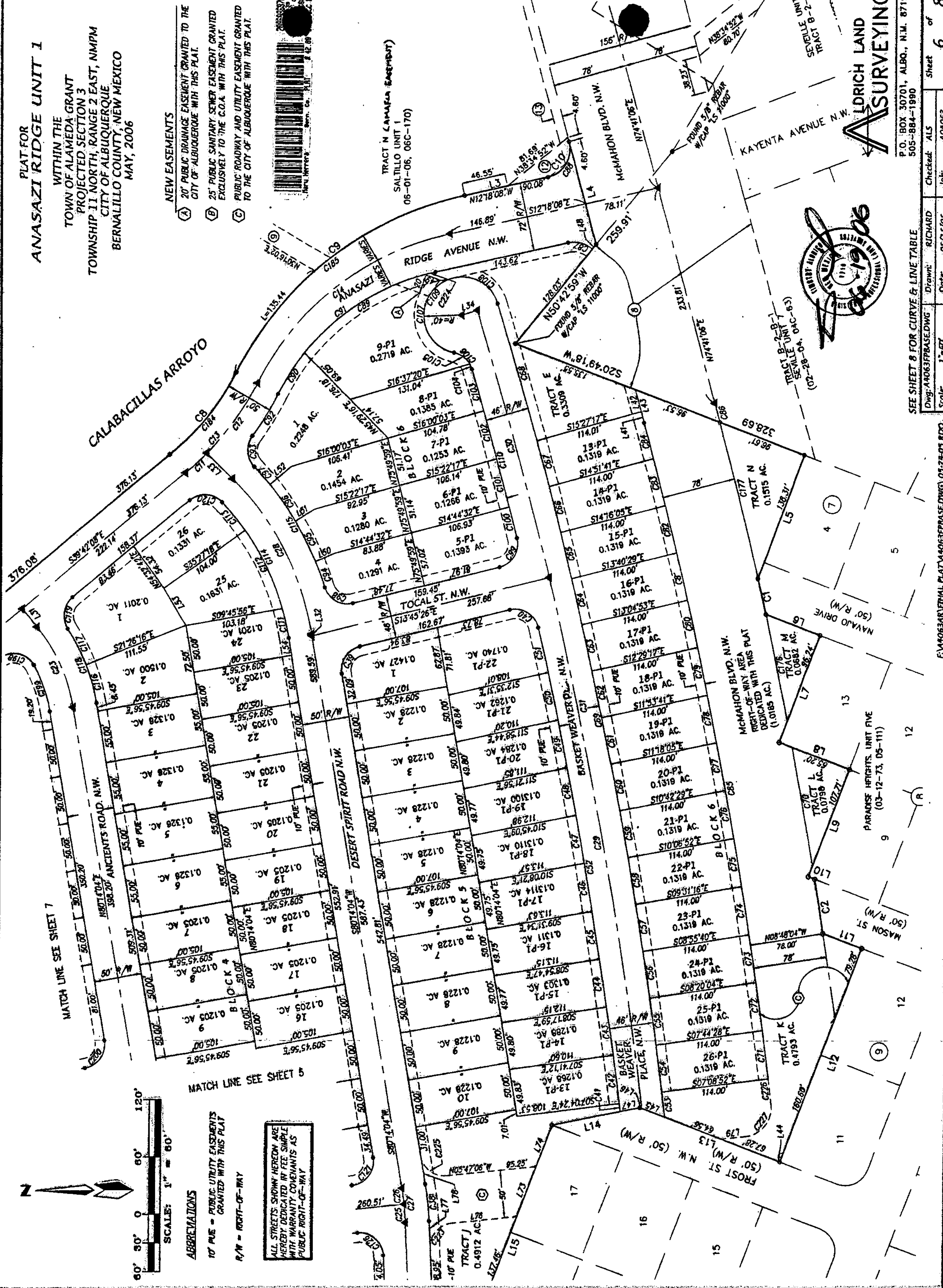


P.O. BOX 30701, ALBUQ., N.M. 87190
 505-884-1990

PLAT FOR ANASAZI RIDGE UNIT 1

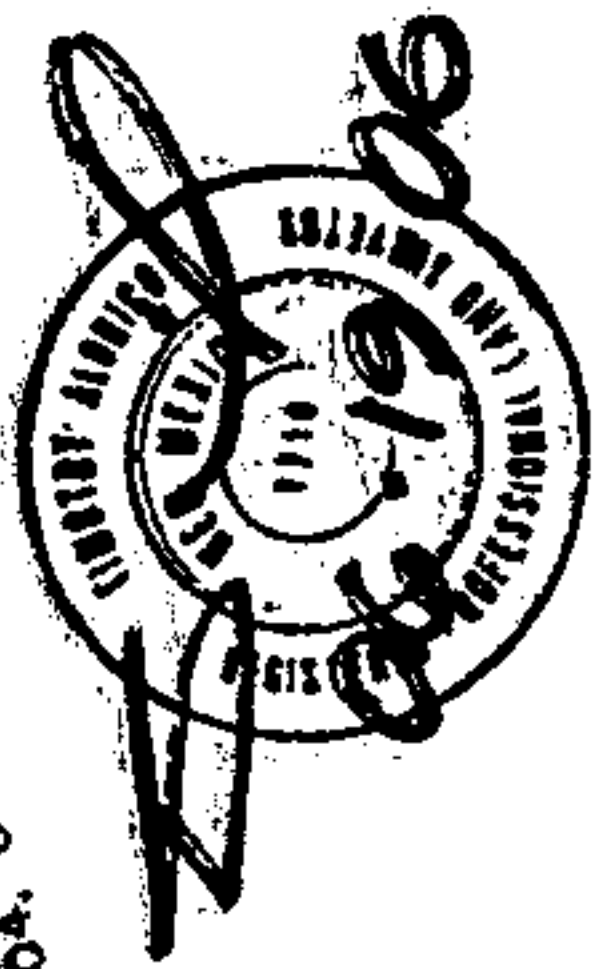
WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTION 3 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MAY, 2006

- NEW EASEMENTS**
- (A) 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.
 - (B) 25' PUBLIC SANITARY SEWER EASEMENT GRANTED EXCLUSIVELY TO THE C.O.A. WITH THIS PLAT.
 - (C) PUBLIC ROADWAY AND UTILITY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.



ABBREVIATIONS
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 R/W = RIGHT-OF-WAY

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY



ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

SEE SHEET 8 FOR CURVE & LINE TABLE

Drawn: AR063FFBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet of
Date: 11-67	Date: 05/16/06	Job: A04063	6
Scale: 1"=60'			8

F:\A063\A1\PLAT\A063FFBASE.DWG\05-24-03.RDQ

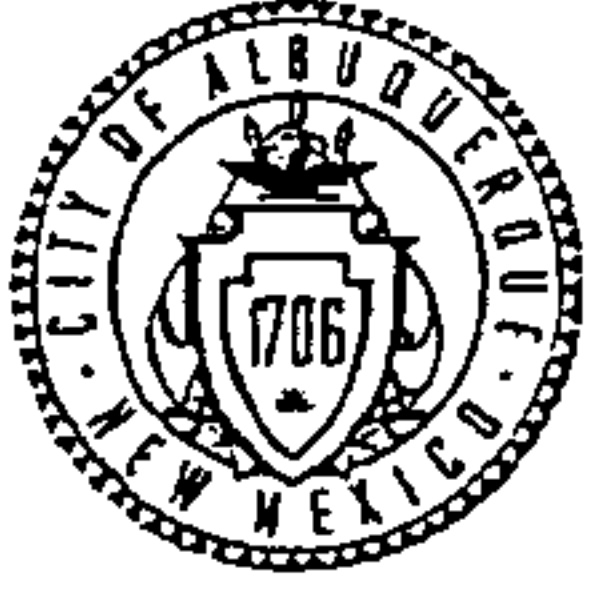


EXHIBIT "A"

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 9, 2005

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)

At the March 9, 2005, 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.

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.



OFFICIAL NOTICE OF DECISION
PAGE 2

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

If you wish to appeal this decision, you must do so by March 24, 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).

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

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

For Sheran Matson, AICP, DRB Chair

Cc: Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Collatz Inc., 661 Quantum Rd., P.O. Box 2010, Rio Rancho, NM 87124
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 3, 2006

7. Project # 1003684

06DRB-00325 Major-Preliminary Plat Approval
06DRB-00326 Major-Vacation of Pub Right-of-Way
06DRB-00327 Major-Vacation of Public Easements
06DRB-00329 Minor-Sidewalk Waiver
06DRB-00331 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, CALABACILLAS ARROYO, Tract(s) B2B1, PARADISE HEIGHTS, UNIT 5 AND SEVILLE UNIT 7, Block(s) 7-14 (to be known as **ANASAZI RIDGE**) zoned R-1 residential zone, located on WESTSIDE BLVD NW, between UNIVERSE AVE NW and DUNN AVE NW containing approximately 73 acre(s). [REF: 04DRB01443, 05DRB00118, 05DRB00119, 05DRB00120, 05DRB00121] [*Deferred from 4/26/06*] (A-10)

At the May 3, 2006, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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



OFFICIAL NOTICE OF DECISION

PAGE 2

With the signing of the infrastructure list dated 5/3/06 and approval of the grading plan engineer stamp dated 3/7/05 the preliminary plat was approved with the following condition of final plat:

In accordance with City Council Resolution R-05-297 each subdivision and its effect on the design capacity of APS area schools must be resolved prior to final plat approval.

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.

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

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

Sheran Matson, AICP, DRB Chair

Cc: Capital Alliance Investments LLC, 6300 Jefferson NE, Suite 102, 87109
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 12, 2008

1. **Project# 1003684**
08DRB-70074 - 2YEAR EXTENSION FOR SUBDIVISION IMPROVEMENTS

MARK GOODWIN AND ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENT/COLLATZ request(s) the above/ referenced action for **ANASAZI RIDGE Unit 1**, zoned R-1, located on MCMAHON BLVD NW BETWEEN ANASAZI RIDGE AVE NW AND WESTSIDE BLVD NW containing approximately 40.3491 acre(s). (A-10)

At the March 12, 2008, Development Review Board meeting, the 18 month extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 27, 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: Mark Goodwin & Associates – P.O. Box 90606 – Albuquerque, NM 87199
Cc: Capital Alliance Investment/Collatz – 6300 Jefferson NE # 120 – Albuquerque, NM 87109

INFRASTRUCTURE LIST

ORIGINAL

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

Anasazi Ridge Subdivision, Unit 1
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Paradise Heights, Unit 5 within the Town of Atrisco Grant
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
Calabacillas Arroyo Improvements									
South Bank Arroyo improvements adjacent to Anasazi Ridge site as identified in Final Approved Main Branch Calabacillas Arroyo study by Mussetter Engineering, Inc									
Arroyo Grade Control Structure adjacent to Anasazi Ridge site as identified in the Final Approved Main Branch Calabacillas Arroyo study by Mussetter Engineering, Inc									
PAVING									
<u>759581</u>	<u>759581</u>	32' FF	Res Pvmt	Chaco Terrace Street	Lot 21, Block 7	Anasazi Ridge Ave	/	/	/
		4'	C & G, Std (Both Sides)				/	/	/
		28' FF	Res Pvmt	Basketweaver Avenue	Chaco Terrace (Lot 21, Blk 7)	End of Cul-de-Sac	/	/	/
		4'	C & G, Std (Both Sides)				/	/	/
		32' FF	Res Pvmt	Desert Spirit Road	Chaco Terrace Street	Anasazi Ridge Ave.	/	/	/
		4'	C & G, Std (Both Sides)				/	/	/
		32' FF	Res Pvmt	Atlal Dr.	Desert Spirit Rd.	Ancients Road	/	/	/
		4'	C & G, Std (Both Sides)				/	/	/
		50' FF	Res Pvmt	Atlal Dr.	Desert Spirit Rd	Basketweaver Ave.	/	/	/
		6'	C & G Std (Both Sides)				/	/	/
		32' FF	Art Pvmt	McMahon Boulevard	Lot 26, Block 6	Calabacillas Arroyo Crossing Structure	/	/	/
		6'	C & G, Std (North Side)				/	/	/
		10'	Sidewalk (North Side)				/	/	/
		150'	C & G Median (North Side)				/	/	/
		50' FF	Asphalt Trail (North Side)				/	/	/
		6'	Left Turn Lane (North Side)				/	/	/
		50' FF	Res Pvmt	Atlal Dr.	Basketweaver Ave	McMahon Blvd	/	/	/
		6'	C & G Std (Both Sides)				/	/	/
			Sidewalk (Both Sides)				/	/	/

B-1
Siv-1

Bel
sw-4

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
150581	150581	48' FF 6'	Res Pvmt C & G (Both Sides) Sidewalk (W. Side)	Anasazi Ridge Ave	Desert Spirit Rd Transition	McMahon Blvd	/	/	/
		32' FF 4'	Res Pvmt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Ancients Road	Chaco Terrace Street	Anasazi ridge Ave.	/	/	/
		26' FF 4'	Res Pvmt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Jacal Court	Cliff House Dr.	End of Cudesac	/	/	/
		32' FF 4'	Res Pvmt C & G, Std (Both Sides) Sidewalk (South Side) (*)	Anasazi Ridge Ave	Chaco Terrace St	Desert Spirit Rd.	/	/	/
		28' FF 4'	Res Pvmt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Cliff Dwellers Road	Chaco Terrace St	Ancients Road	/	/	/
		28' FF 4'	Res Pvmt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Cliff House Drive	Ancients Road	Anasazi Ridge Ave	/	/	/
		28' FF 4'	Res Pvmt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Tocal Street	Desert Spirit Road	Basketweaver Ave	/	/	/
							19, Seville 7		
WATER / NMUI									
		12"	Waterline	Universe Blvd.	Existing WL Termini	Westside Blvd.	/	/	/
		12"	Waterline	Westside Blvd	Universe Blvd	Future McMahon	/	/	/
		12"	Waterline	McMahon Blvd.	Westside Blvd	Altalt Dr.	/	/	/
		12"	Waterline	Atlatl Dr.	McMahon Blvd	Ancients Rd.	/	/	/
		12"	Waterline	Anceints Rd	Atlatl Dr.	Cliff House Dr.	/	/	/
		12"	Waterline	Cliff House Dr	Ancients Rd	Anasazi Ridge Ave	/	/	/
		12"	Waterline	Anasazi Ridge Ave	Cliff House Dr.	Station 18+94	/	/	/
		12"	Waterline	Tract C	Anasazi Ridge Ave.	Anasazi Ridge Ave Exist 12" WL in A.V.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
NMUI	759581	8"	Waterline	Chaco Terrace Street	Lot 21, Block 7	Anasazi Ridge Ave.	/	/	/
		8"	Waterline	Ancients Road	Chaco Terrace Street	Anasazi Ridge Ave.	/	/	/
		8"	Waterline	Desert Spirit Road	Chaco Terrace Street	Anasazi Ridge Ave.	/	/	/
		8"	Waterline	Basketweaver Avenue	Lot 26, Block 6	Anasazi Ridge Ave.	/	/	/
		8"	Waterline	Easement	Seville, Unit 7 Stub	McMahon Blvd	/	/	/
		8"	Waterline	Atlatl Dr	Desert Spirit Rd.	Ancients Rd.	/	/	/
		8"	Waterline	Anasazi Ridge Ave	Chaco Terrace St.	Cliff House Dr.	/	/	/
		6"	Waterline	Cliff Dweller Rd.	Chaco Terrace St	Ancients Rd	/	/	/
		8"	Waterline	Jacal Ct	Cliff House Dr.	Stub	/	/	/
		8"	Waterline	Cliff House Dr.	Ancients Rd	Anasazi Ridge Ave	/	/	/
		8"	Waterline	Basketweaver Avenue	Allatl Dr.	Chaco Terrace St.	/	/	/
SANITARY SEWER / NMUI									
		8"	SAS	Anasazi Ridge Ave	Desert Spirit Rd.	Chaco Terrace St	/	/	/
		8"	SAS	Chaco Terrace St	Anasazi Ridge Ave	Lot 21, Block 7	/	/	/
		8"	SAS	Desert Spirit Road	Anasazi Ridge Ave	Chaco Terrace St	/	/	/
		8"	SAS	Ancients Rd	Anasazi Ridge Ave	Chaco Terrace St	/	/	/
		8"	SAS	Cliff Dweller Rd	Ancients Rd	Chaco Terrace St	/	/	/
		8"	SAS	Basket weaver Ave	Allatl Dr.	Cul-de-Sac	/	/	/
		8"-10"	SAS	Cliff Dweller Stub	Cliff Dweller Rd	End of St.	/	/	/
		8"	SAS	Public Sewer Easement	10" Stub in Seville	Anasazi Ridge Ave	/	/	/
		8"	SAS	Cliff House Dr.	Cliff Swellers Rd	Jacal Ct	/	/	/
		8"	SAS	Basket weaver Ave	Allatl Dr.	Chaco Terrace St.	/	/	/
		8"	SAS	Anasazi Ridge Ave	Desert Spirit Rd.	Sta 29+25	/	/	/
		8"	SAS	Anasazi Ridge Ave	Sta 29+25	McMahon Blvd	/	/	/
STORM DRAIN									
		24"-36"	Storm Drain	Ancients Road	Cliff Dweller Rd	Anasazi Ridge Ave	/	/	/
		42"-48"	Storm Drain	Anasazi Ridge Ave	Ancients Rd.	Arroyo Outfall	/	/	/
		24"	Storm Drain	Desert Spirit Rd	Anasazi Ridge Rd	Desert Spirit Rd	/	/	/
		30"	Storm Drain w/ Appurtenaces	Drainage Easement	Basketweaver Ave	Arroyo Outfall	/	/	/
South Embankment Improvements & Drop Structure Calabacillas Arroyo									

TIS

Signing per DRC

IMPACT FEE CREDIT

The Calabacillas Arroyo is listed on the CCIP. This project is thereby eligible for Impact Fee Credits

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

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

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

NOTES
 If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
 Street lights per City requirements.

- Sidewalks to be deferred.
- 1 Water Infrastructure to include valves, fittings, and firehydrants.
- 2 SAS Infrastructure to include manholes and service connections.
- 3 Storm Drain Infrastructure includes all related appurtenances.
- 4 Street lights per DPM.
- 5 Grading and Drainage Certification required per DPM (prior to Release of Financial Guaranty) to include walls as defined on the approved Grading Plan.

AGENT / OWNER _____ DEVELOPMENT REVIEW BOARD MEMBER APPROVALS _____

Billy Goolsby
 NAME (print)

MARK GOODWIN & ASSOCIATES
 FIRM

Billy Goolsby 5/2/06
 SIGNATURE - date

[Signature] 5/03/06
 DRB CHAIR - date

Christina Sandora 5/3/06
 PARKS & RECREATION - date

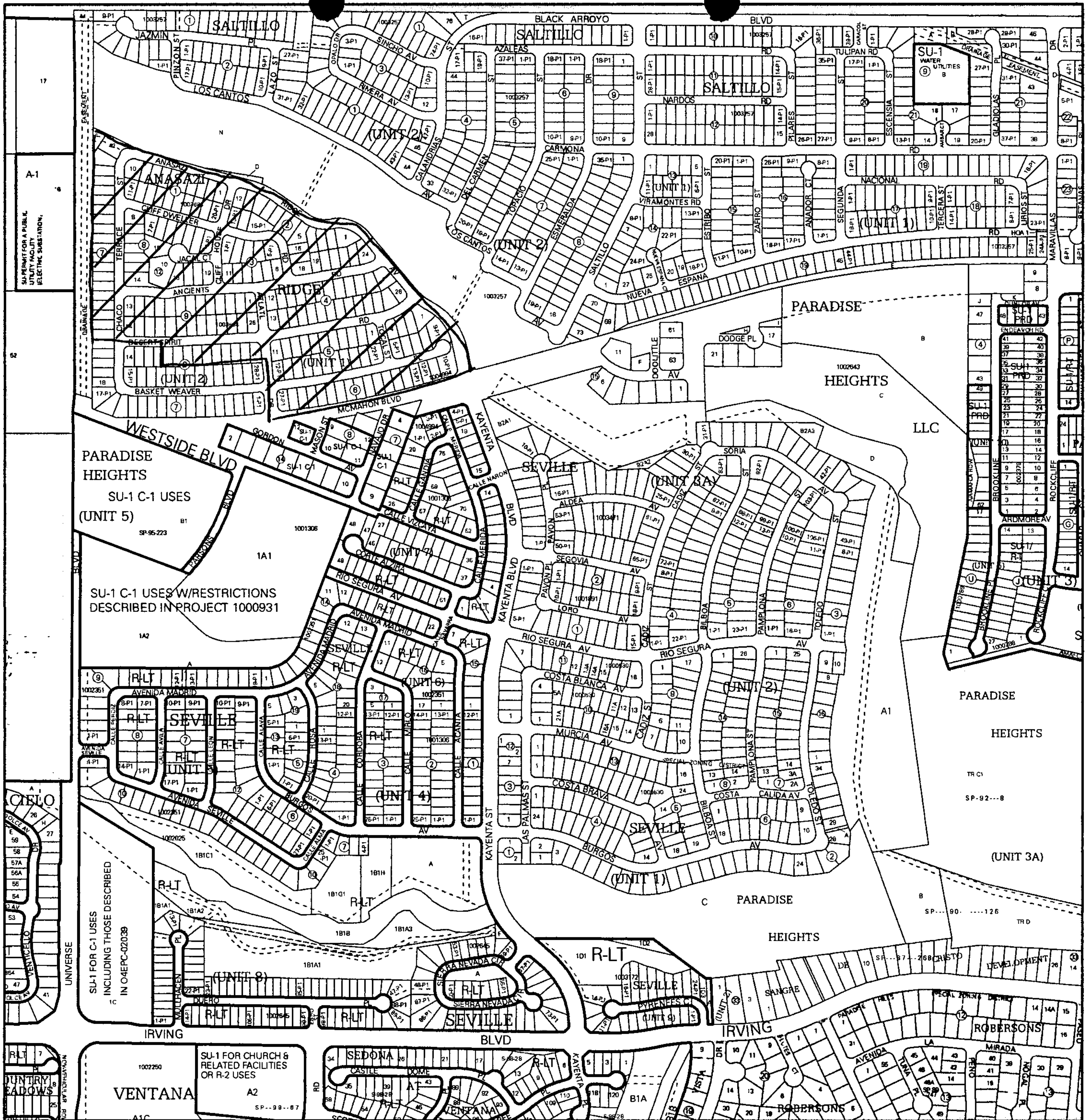
[Signature] 5-3-06
 TRANSPORTATION DEVELOPMENT - date

Bradley A. Bingham 5/3/06
 UTILITY DEVELOPMENT - date
 CITY ENGINEER - date

AMAFCA - date _____
 _____ - date _____
 _____ - date _____

DESIGN REVIEW COMMITTEE REVISIONS _____

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



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

Albuquerque Geographic Information System

Map amended through: 3/10/2009

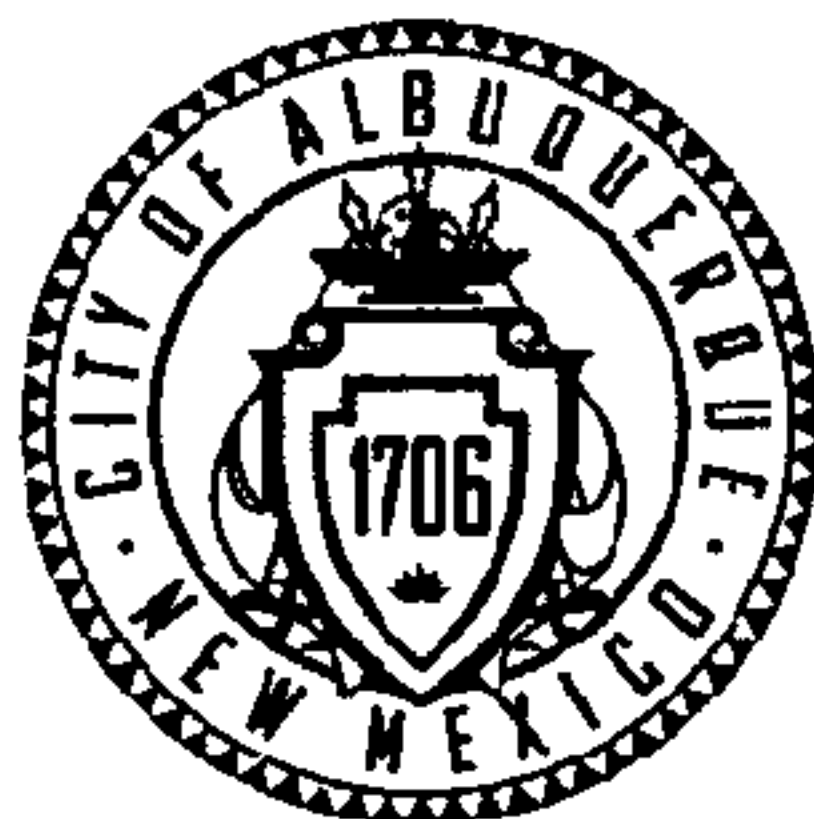
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-10-Z

Selected Symbols

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

0 750 1500 Feet



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

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

October 27, 2009

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **October 27, 2009:**

Contact Name: SUSAN RASINSKI

Company or Agency: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - ANASAZI RIDGE, UNIT 1, LOCATED ON McMAHON BOULEVARD NW BETWEEN ANASAZI RIDGE NW AND WESTSIDE BOULEVARD NW** zone map **A-10**.

Our records indicate that as of October 27, 2009, there were no Neighborhood and/or Homeowner 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 Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(07/17/08)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

- [] ONC's "Official" Letter to the applicant (*if there are associations*). A copy must be submitted with application packet -OR-
- [X] **The ONC "Official" Letter (*if there are no associations*). A copy must be submitted with application packet.**
- [] Copies of Letters to Neighborhood and/or Homeowners Associations (*if there are associations*). A copy must be submitted with application packet.
- [] Copies of the certified receipts to Neighborhood and/or Homeowners Associations (*if there are associations*). A copy must be submitted with application packet.

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **10/27/09** Time Entered: **3:35 p.m.** ONC Rep. Initials: **siw**

UNIT

2



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

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): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: P.O. Box 90606 FAX: _____

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: Collatz, Inc. PHONE: 898-6338

ADDRESS: P.O. Box 2010 FAX: _____

CITY: Corrales STATE NM ZIP 87048 E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Anasazi Ridge, Unit 2 - SIA 2 year extension

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

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

Lot or Tract No. _____ Block: _____ Unit: 127

Subdiv/Addn/TBKA: Anasazi Ridge

Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No _____

Zone Atlas page(s): A-10 UPC Code: 101006609832420451

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003684
06DRB-00776, 0779, 00780, 00781, 00783, 00782

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no

No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): ≈ 11

LOCATION OF PROPERTY BY STREETS: On or Near: Westside NW

Between: Universe NW and Kayenta NW

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

SIGNATURE Mark Goodwin DATE 11/9/09

(Print) Mark Goodwin, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers
09DRB-70348

Action	S.F.	Fees
<u>SIA</u>	<u>5(2)</u>	<u>\$ 50.00</u>
<u>ADV</u>		<u>\$ 75.00</u>
<u>CMF</u>		<u>\$ 20.00</u>
		<u>\$</u>
		<u>\$</u>

Hearing date 12/09/09

Total
\$ 145.00

Sandy Handley 11/10/09
Planner signature / date

Project # 1003684

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- 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.

Mick Sanchez 11/9/09
Applicant name (print)

Applicant signature / date



Form revised **October 2007**

- Checklists complete
- Fees collected
- Case #'s assigned
- Related #'s listed

Application case numbers
09DRB-70348

Sandy Handley 11/10/09
Planner signature / date
Project # 1003084

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 NOV. 24, 2009 To DEC. 09, 2009

5. REMOVAL

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

I have read this sheet and discussed it with the 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)

11/10/09
(Date)

I issued 4 signs for this application, 11/10/09 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003684



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

October 27, 2009

Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Anasazi Ridge, Unit 2 - 1003684

Dear Mr. Cloud:

On behalf of our client, Collatz, Inc., and the requirements of the DPM we are submitting the following DRB application. We are requesting a 2-year extension of the Subdivision Improvements Agreement.

Please contact our office if you have any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

for Mark Goodwin, PE
President

DMG/sr

Attachments

LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico; Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACTS G, H, I, J, K and L of ANASAZI RIDGE UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 29, 2006 in Book 2006C, Page 207; together with Lot 11; Block 9; Lots 10 thru 17, Block 10; Lots 11 thru 15, Block 11; Lots 17 and 18, Block 12; and Lots 23 thru 29, Block 13; and Lot 1, Block 14 of PARADISE HEIGHTS, UNIT FIVE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1973 in Volume D5, Folio 111, together with all of the remnant portions of Ramsey Street, N.W., Gates Street, N.W., Frost Street, N.W., portion of Westside Boulevard N.W. and all of Gordon Drive N.W. and containing 10.5423 acres more or less. (See Sheet 4 for metes and bounds description)

NOTES:

(SEE SHEET 4)

PURPOSE OF PLAT

1. Subdivide 23 existing Lots, 5 Tracts and vacated right-of-way into 51 Residential Lots.
2. Grant Easements as shown hereon.
3. Dedicate Right-of-Way as shown hereon.
4. Vacate easements and right-of-way as shown hereon.

PUBLIC UTILITY EASEMENT

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

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

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

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

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

OWNER: Collatz, Inc.
A New Mexico Corporation

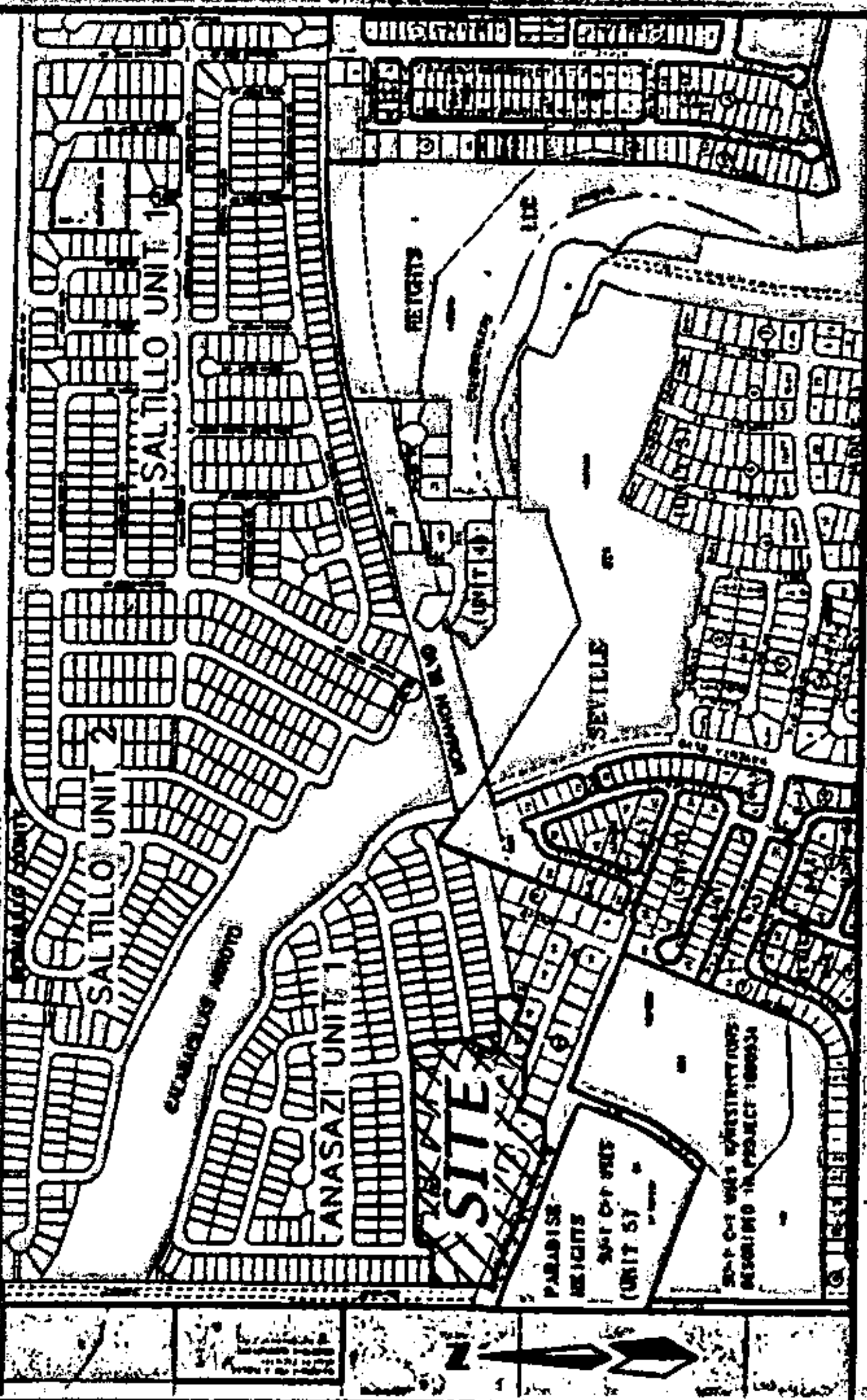
BY: Arian Collatz, President

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on August 14, 2006
By Arian Collatz, President of Collatz, Inc., A New Mexico Corporation on behalf of said Corporation:

Sharon L. Vickroy
NOTARIAL PUBLIC
SHARON L. VICKROY
Notary Public
State of New Mexico
My Commission Expires June 14, 2010
MY COMMISSION EXPIRES



LOCATION MAP
SCALE: NONE

SUBDIVISION DATA

Gross Acreage: 10.5423 AC.
Zone Atlas No.: A-10-Z
No. of Existing Tracts/Lots: 5 Tracts/ 23 Lots
No. of Tracts/Lots/Parcels created: 0 Tracts/51 Lots
Miles of full width streets created: 5 Tracts/23 Lots 1.83
Miles of half width streets created: 0.12
Right-of-Way area vacated: 2.8989 AC.
Street Area dedicated to the City of Albuquerque: 3.7651 AC.
Date of Survey: May, 2003
Utility Control Location System Log Number: 2004082799
Zoning: R-1

FREE CONSENT AND DEDICATION

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

OWNER: Capital Alliance Investments, LLC
A New Mexico Limited Liability Company

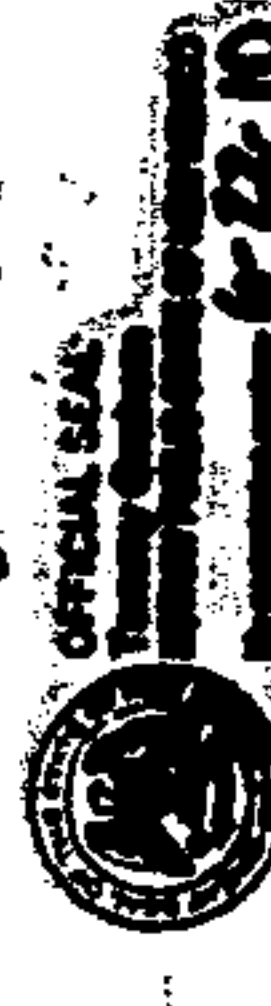
BY: Mike Marra
Mike Marra, Authorized Agent

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on August 14, 2006
By Mike Marra, Authorized Agent of Capital Alliance Investments, LLC, A New Mexico Limited Liability Company on behalf of said Company:

Sharon L. Vickroy
NOTARIAL PUBLIC
SHARON L. VICKROY
Notary Public
State of New Mexico
My Commission Expires June 22, 2010
MY COMMISSION EXPIRES



THIS INSTRUMENT CERTIFY THAT I AM CURRENT AND
PAID ON UP TO DATE AS OF August 14, 2006
PROPERTY OWNER OF RECORD. See August 14, 2006
RETURN TO COUNTY CLERK'S OFFICE

PLAT FOR ANASAZI RIDGE UNIT 2
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMMP
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2006

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1984.

Project Number: 1003884

Application Number: 07 DRB-SS136

PLAT APPROVAL

Utility Approvals:

PNM Electric Services
Leah D. Marks
Date: 9-6-06

PNM Gas Services
Leah D. Marks
Date: 9-6-06

Qwest
Leah D. Marks
Date: 9-6-06

City of Albuquerque
Leah D. Marks
Date: 9-6-06

New Mexico Utilities, Inc.
Leah D. Marks
Date: 9-6-06

City Approvals
Leah D. Marks
Date: 9-5-06

City Surveyor
Leah D. Marks
Date: 9-5-06

Real Property Division
Leah D. Marks
Date: 9-5-06

Traffic Engineering/Transportation Division
Leah D. Marks
Date: 9-5-06

Water Utility Department
Leah D. Marks
Date: 9-5-06

Parks and Recreation Department
Leah D. Marks
Date: 9-5-06

AMA/PCA
Leah D. Marks
Date: 9-5-06

City Engineer
Leah D. Marks
Date: 9-5-06

DRB Chairperson, Planning Department
Leah D. Marks
Date: 9-5-06

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, Registered Professional Land Surveyor No. 7719
Date: 09-05-06



PLAT FOR ANASAZI RIDGE UNIT 2
 WITHIN THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTIONS 9 & 10
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2006

NOTE: (PROPERTY LINES TO BE ELIMINATED BY THIS PLAT.)
 ALL OF: LOT 17, BLOCK 9, LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

ANASAZI RIDGE UNIT 1
 (08-29-06, 06C-207)

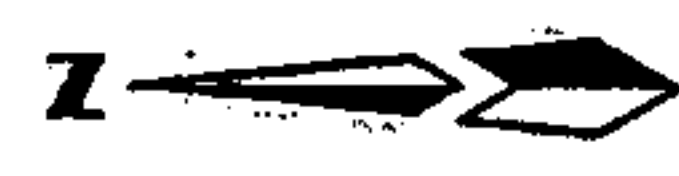
ANASAZI RIDGE UNIT 2
 (08-29-06, 06C-207)

RICHARD L. & DEBRA L. DILLER
 (05-24-96, BK.92-14, PGS.6457-6458)
 (01-23-04, BK.A71, PG.8993)

NOTE: (RIGHT-OF-WAY TO BE VACATED BY THIS PLAT.)
 ALL OF THE REMNANT PORTION OF: RAMSEY STREET N.W.,
 GATES STREET N.W., AND FROST DRIVE N.W.
 VACATED BY: 06DRB00779
 A PORTION OF: WESTSIDE BOULEVARD N.W. AND
 GORDON DRIVE N.W.
 VACATED BY: 06DRB00779

INDICATES RIGHT-OF-WAY VACATION

EXISTING RIGHT-OF-WAY
 VACATION
 126,320 SQUARE FEET
 2.8999 ACRES



- EXISTING EASEMENTS**
- EXISTING 7' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, D5-111) VACATED BY (V-06DRB-00780)
 - EXISTING 5' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, D5-111) VACATED BY (V-06DRB-00780)
 - EXISTING 15' DRAINAGE EASEMENT (03-12-73, D5-111) VACATED BY (V-06DRB-00780)
 - EXISTING 7' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, D5-111)
 - EXISTING 50' R.E.A. EASEMENT (03-12-73, D5-111)
 - EXISTING 40' DRAINAGE EASEMENT (03-12-73, D5-111)
 - EXISTING 50' PLAINS ELECTRIC EASEMENT (05-08-53, 14-341)
 - EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (01-11-71, BK.D887, PG.607)
 - EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (08-29-06, 06C-207)
 - EXISTING PUBLIC ROADWAY EASEMENT (07-18-06, BK-A120, PG-8716)

LINE TABLE

LINE	LENGTH	BEARING
L1	94.94	N69°11'54"W
L2	83.72	N69°11'54"W
L3	123.33	S20°50'24"W
L4	570.45	N69°11'54"W
L5	282.54	N00°13'43"E
L6	113.00	N89°45'17"W
L7	2.82	N00°13'43"E
L8	50.10	N86°40'18"E
L9	37.87	S00°13'43"W
L10	186.55	S89°46'17"E
L11	463.03	N87°09'52"E
L12	60.72	S80°14'04"W
L13	107.00	S09°45'56"E
L14	7.01	S80°14'04"W
L15	108.53	S07°04'24"E
L16	21.13	S11°13'40"E
L17	28.16	S20°50'24"W
L18	114.00	S07°08'52"E
L19	78.00	N08°48'04"W
L20	44.16	S20°50'24"W
L21	119.92	N69°09'36"W
L22	90.00	S20°50'24"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	39.27	25.00	90°00'00"	25.00	S45°13'43"W	35.36
C2	41.45	775.00	3°03'51"	20.73	N88°41'48"E	41.44
C3	39.34	325.00	6°55'49"	19.68	N83°41'58"E	39.29
C4	8.51	4762.00	0°06'09"	4.26	N82°58'40"E	8.51
C5	26.42	4808.00	0°18'53"	13.21	N83°00'34"E	26.42
C6	142.04	4922.00	1°39'12"	71.02	N82°01'32"E	142.03
C7	22.04	25.00	50°31'02"	11.80	N43°56'23"W	21.34
C8	135.89	5000.00	1°33'26"	67.95	S85°01'13"W	135.89
C9	127.89	5078.00	1°26'35"	63.95	S87°57'53"W	127.89

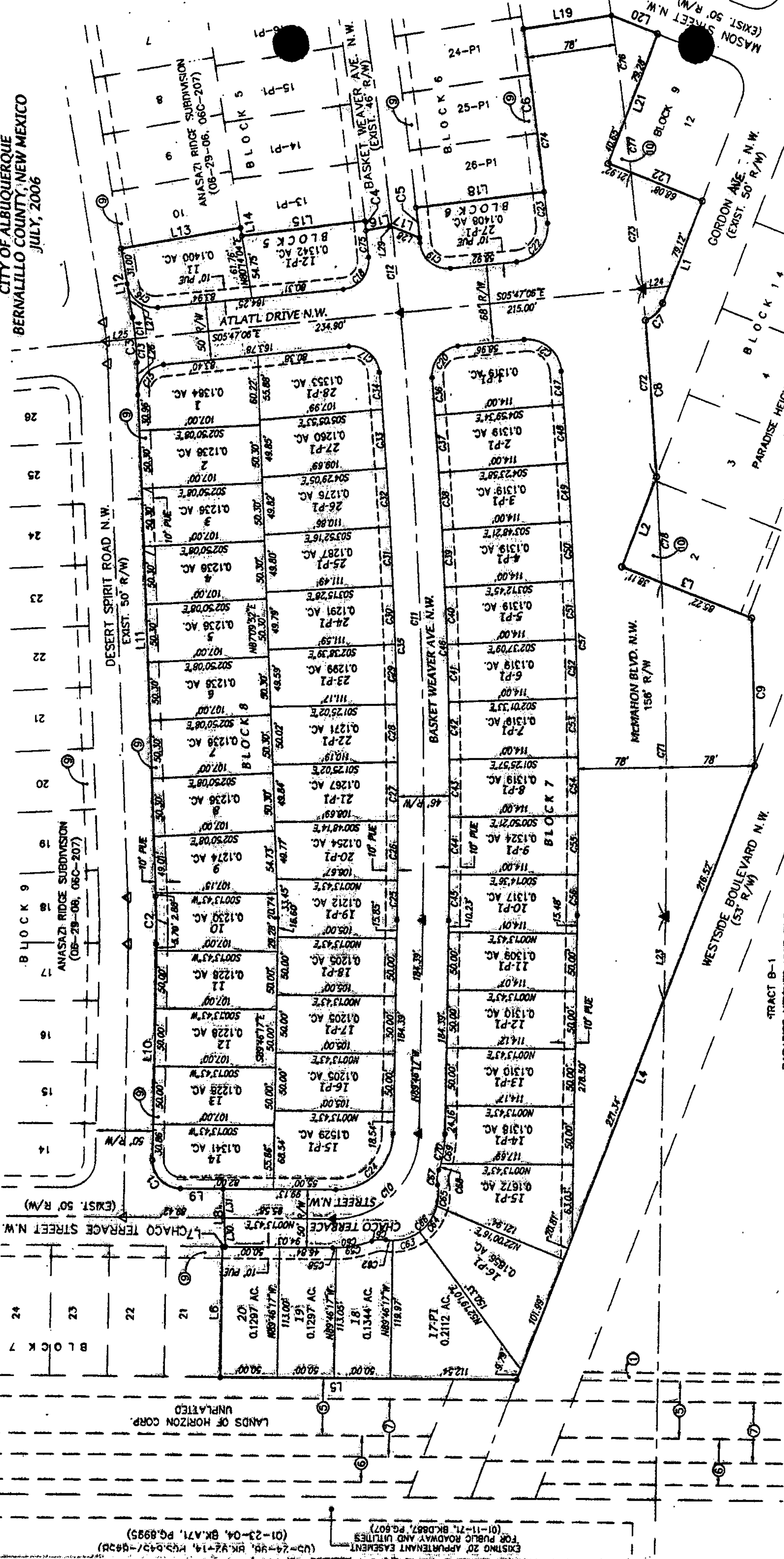
SITE BENCHMARK
 NGS MONUMENT
 "2-B10"
 ELEVATION=5429.35
 (SLD 1929)

TIE=S14°31'14"W, 4895.40'
 NGS MONUMENT
 "2-B10"
 Y=1527976.48
 X=357543.73
 C-G=0.99966354
 Az=007°16'30"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5429.35



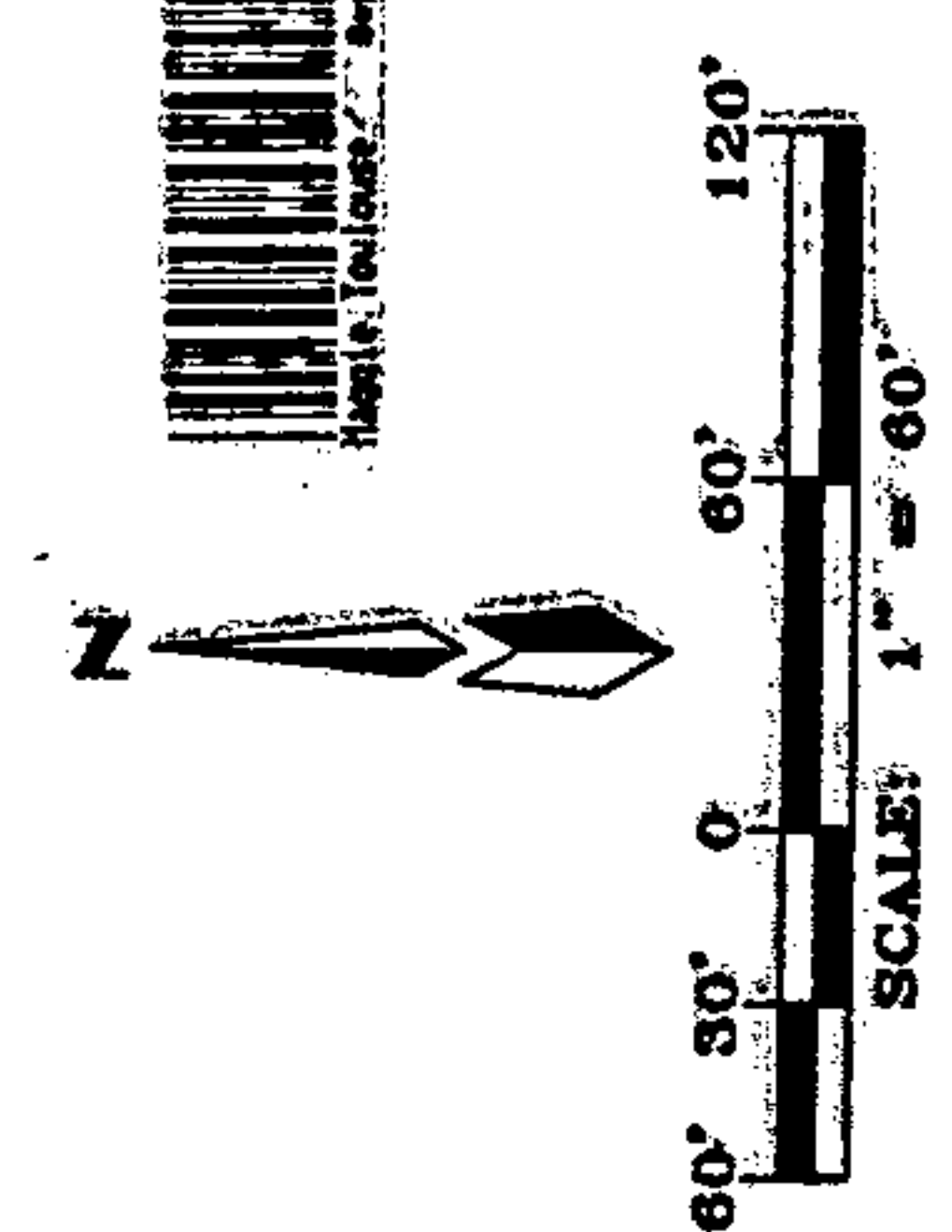
PLAT FOR
ANASAZI RIDGE UNIT 2

WITHIN THE
TOWN OF AILAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2006



ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

ABBREVIATIONS
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT (SEE SHEET 1)
 N/R = NON-RADIAL
 R/W = RIGHT-OF-WAY
 COA = CITY OF ALBUQUERQUE
 NMPM = NEW MEXICO UTILITIES, INC.



SCALE: 1" = 60'



P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990

Checked: ALS
 Drawn: RICHARD
 Date: 08/22/06
 Job: A6027 (A06063)

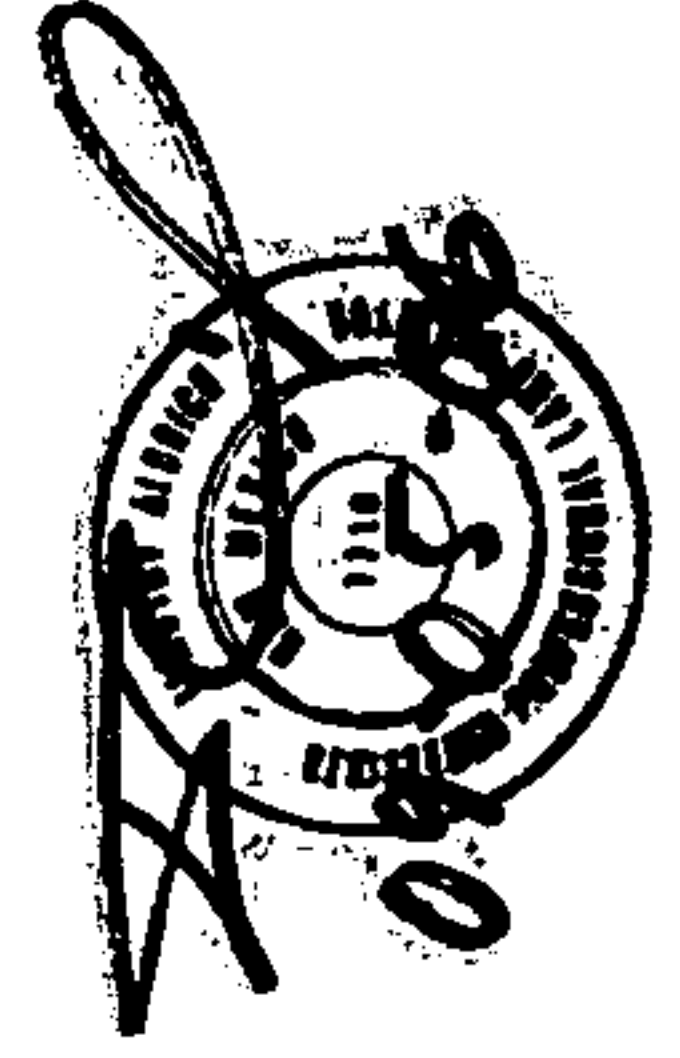
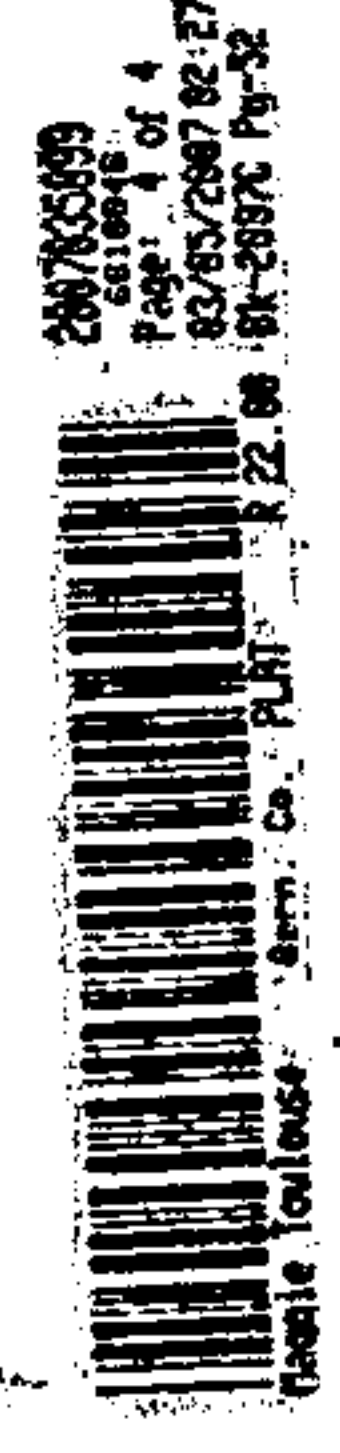
SEE SHEET # FOR CURVE AND LINE DATA
 Dwg: A6027PRASE.dwg
 Scale: N/A

F:\A6027 ANASAZI UNIT 2\PRAT\PLAT\A6027PRASE.DWG (08-22-06 RDQ)

**PLAT FOR
ANASAZI RIDGE UNIT 2**
WITHIN THE
TOWN OF AILAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2006

NOTES:

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:
 PLAT OF "SALTILLO UNIT 1" (06-01-06, 2006C-170)
 PLAT OF "SALTILLO UNIT 2" (06-06-08, 2006C-181)
 PLAT OF "ANASAZI UNIT 1" (06-29-08, 2006C-207)
 PLAT OF "RIO RANCHO ESTATES, UNIT 10" (05-06-68, BK 1 - PG.75)
 PLAT OF "PARADISE HEIGHTS, UNIT FOUR" (05-07-68, D3-201)
 REPLAT OF "PARADISE HEIGHTS, UNIT FOUR" (07-03-75, D8-161)
 REPLAT OF "PARADISE HEIGHTS, UNIT FIVE" (03-12-73, D5-111)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE, TRACT B-1" (09-19-02, 02C-312)
 PLAT OF "PARK HILL SUBDIVISION, UNIT 1" (03-18-02, 02C-289)
 REPLAT OF "PARK HILL SUBDIVISION, UNIT 2" (06-06-02, 02C-289)
 PLAT OF "PARK HILL SUBDIVISION, UNIT 2" (07-21-03, 03C-217) (09-19-02, 02C-312)
 PLAT OF "SEVILLE" UNIT 7 (02-26-04, D4C-63)
 PLAT OF "SEVILLE" UNIT 3A (04-27-05, 05C-128)
 PLAT OF "LANDS OF PARADISE HEIGHTS, L.L.C." (06-24-03, 03C-189)
 RESULT OF SURVEY "NW 1/4 TRACT 12 AND THE NORTH LINE OF THE NORTH 1/2 NE 1/4 TRACT 12 (08-30-00, 2000S-127)
 "QUIT CLAIM DEED" (10-15-03, BK. 406, PGS. 177138-177170)
 "SPECIAL WARRANTY DEED" (04-27-95, BK. 95-10, PGS. 3147-3158)
 records of Bernalillo County, New Mexico.
- All street centerlines monumentation shall be installed at all pc's, pt's, angle points and street intersections and shown thus: (▲) and will be marked by (▲) Aluminum Cap stamped: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION DO NOT DISTURB PLS 7719"
- Unless otherwise noted all corners are set #5 rebar with cap "ALSLS 7719" (TYP).
- This subdivision is within the New Mexico Utilities, Inc. franchise area. Water and Sanitary Sewer capabilities are based on the New Mexico Utilities, Inc. and not the City of Albuquerque's.
- All lots shown with the P-1 designation shall conform to intermittent parking design criteria.
- No individual lots shall be allowed direct access to McMahon Boulevard N.W.



P.O. BOX 30701, ALBU., N.M. 87190
505-884-1980

DESCRIPTION
 A tract of land situated within the Town of Alameda Grant, Projected Section 3, Township 11 North, Range 2 East, New Mexico being all of Tracts G, H, I, J and K of ANASAZI RIDGE UNIT 2, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 29, 2006 in Book 2006C, Page 207, together with LOT 11, BLOCK 9, LOTS 10 thru 17, BLOCK 10; LOTS 11 thru 15, BLOCK 11; LOTS 17 and 18, BLOCK 12, and LOTS 23 thru 29, BLOCK 13 and LOT 1, BLOCK 14, PARADISE HEIGHTS, UNIT FIVE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1973 in Volume D5, Folio 111, together with all of the remaining portions of Ramsey Street N.W.; Gates Street N.W.; Frost Street N.W.; Westside Boulevard N.W. and all of Gordon Drive N.W. and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, from whence the Albuquerque Corridor Survey Monument "1-A10" bears N 13°22'01" E, 1517.06 feet.
 THENCE, S 09°45'58" E, 107.00 feet to a point;
 THENCE, S 80°14'08" W, 7.01 feet to a point;
 THENCE, S 07°04'24" E, 108.53 feet to a point on curve;
 THENCE, 8.51 feet along a curve to the right, whose radius is 4762.00 feet through a central angle of 00°06'09" and whose chord bears S 82°58'40" W, 8.51 feet to a point;
 THENCE, S 11°13'40" E, 21.43 feet to a point;
 THENCE, S 20°50'24" W, 28.16 feet to a point on curve;
 THENCE, 26.42 feet along a curve to the right, whose radius is 4808.00 feet through a central angle of 00°18'53" and whose chord bears N 83°00'34" E, 26.42 feet to a point;
 THENCE, S 07°08'52" E, 114.00 feet to a point on curve;
 THENCE, 142.04 feet along a curve to the left, whose radius is 4922.00 feet through a central angle of 01°39'12" and whose chord bears N 82°01'32" E, 142.03 feet to a point;
 THENCE, S 08°48'04" E, 78.00 feet to a point;
 THENCE, S 20°50'24" W, 44.16 feet to a point;
 THENCE, N 69°09'26" W, 119.82 feet to a point;
 THENCE, S 20°50'24" W, 80.00 feet to a point;
 THENCE, N 69°11'54" W, 94.94 feet to a point of curvature;
 THENCE, 22.04 feet along a curve to the right, whose radius is 25.00 feet through a central angle of 50°31'02" and whose chord bears N 45°56'23" W, 21.34 feet to a point on curve;
 THENCE, 135.89 feet along a curve to the right, whose radius is 5000.00 feet through a central angle of 01°33'28" and whose chord bears S 85°01'13" W, 135.89 feet to a point;
 THENCE, N 69°11'54" W, 63.72 feet to a point;
 THENCE, S 20°48'08" W, 123.33 feet to a point on curve;
 THENCE, 127.88 feet along a curve to the right, whose radius is 5078.00 feet through a central angle of 01°25'35" and whose chord bears S 87°57'53" W, 127.89 feet to a point;
 THENCE, N 69°11'54" W, 570.45 feet to a point;
 THENCE, N 00°13'43" E, 262.54 feet to a point;
 THENCE, S 85°48'17" W, 113.00 feet to a point;
 THENCE, S 00°13'43" W, 2.82 feet to a point;
 THENCE, N 86°40'18" E, 50.10 feet to a point;
 THENCE, N 00°13'43" E, 37.87 feet to a point of curvature;
 THENCE, 39.27 feet along a curve to the right, whose radius is 25.00 feet through a central angle of 90°00'00" and whose chord bears N 45°13'43" E, 35.36 feet to a point of tangency;
 THENCE, S 85°48'17" E, 186.55 feet to a point of curvature;
 THENCE, 41.45 feet along a curve to the left, whose radius is 775.00 feet through a central angle of 03°03'51" and whose chord bears N 86°41'48" E, 41.44 feet to a point of tangency;
 THENCE, N 87°09'52" E, 483.03 feet to a point on curve;
 THENCE, 39.31 feet along a curve to the left, whose radius is 325.00 feet through a central angle of 06°55'49" and whose chords bears N 83°41'58" E, 39.28 feet to a point;
 THENCE, N 80°14'04" E, 60.72 feet to the point of beginning and containing 10.5423 acres more or less.

LINE	LENGTH	BEARING
L1	94.94	S69°11'54"E
L2	83.72	S89°11'54"E
L3	123.33	N20°48'08"E
L4	570.45	N89°11'54"W
L5	262.54	N00°13'43"E
L6	113.00	N89°48'17"W
L7	2.82	N00°13'43"E
L8	50.10	S86°40'18"W
L9	37.87	N00°13'43"E
L10	186.55	N89°46'17"W
L11	483.03	S87°09'52"E
L12	60.72	S80°14'04"W
L13	107.00	S09°45'56"E
L14	7.01	N80°14'04"E
L15	108.53	S07°04'24"E
L16	21.13	N11°13'40"W
L17	28.16	N20°50'24"E
L18	114.00	S07°08'52"E
L19	78.00	S08°48'04"E
L20	44.16	N20°50'24"E
L21	119.92	S89°09'36"E
L22	90.00	N20°50'24"E
L23	71.36	S89°49'57"E
L24	23.92	S05°47'06"E
L25	25.00	S05°47'06"E
L26	28.08	N87°09'52"E
L27	29.72	N89°14'04"E
L28	25.99	N20°50'24"E
L29	25.05	N20°50'24"E
L30	25.05	N86°40'18"E
L31	25.03	N86°40'18"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BRG	CHORD BRG
C1	39.27	25.00	90°00'00"	25.00	545°13'43"W	35.36	35.36
C2	41.45	775.00	3°03'51"	20.73	N88°41'48"E	41.44	41.44
C3	39.31	325.00	6°55'49"	19.68	N83°41'58"E	39.28	39.28
C4	8.51	4762.00	0°06'09"	4.26	N82°58'40"E	8.51	8.51
C5	26.42	4808.00	0°18'53"	13.21	N83°00'34"E	26.42	26.42
C6	142.04	4922.00	1°39'12"	71.02	N82°01'32"E	142.03	142.03
C7	22.04	25.00	50°31'02"	11.80	S43°26'23"E	21.34	21.34
C8	135.89	5000.00	1°33'28"	67.95	N85°01'13"E	135.89	135.89
C9	127.89	5078.00	1°28'35"	63.95	N87°57'53"E	127.89	127.89
C10	117.81	75.00	90°00'00"	75.00	S44°46'17"E	106.07	106.07
C11	527.23	4765.00	6°18'47"	263.88	N87°04'19"E	526.96	526.96
C12	74.58	4765.00	0°33'35"	37.29	N83°28'08"E	74.58	74.58
C13	20.68	325.00	3°38'42"	10.34	N85°20'31"E	20.67	20.67
C14	18.63	325.00	3°17'07"	9.32	N81°52'37"E	18.63	18.63
C15	37.98	25.00	87°03'01"	23.74	N49°18'37"W	34.43	34.43
C16	37.53	25.00	86°01'10"	23.32	S37°13'29"W	34.11	34.11
C17	39.40	25.00	90°18'09"	25.13	N39°21'58"E	35.45	35.45
C18	39.67	25.00	90°54'28"	25.40	S51°14'19"E	35.63	35.63
C19	38.84	25.00	89°00'15"	24.57	S38°43'01"W	35.05	35.05
C20	39.09	25.00	88°35'49"	24.82	N60°35'01"W	35.23	35.23
C21	47.36	30.00	90°27'24"	30.24	N39°26'36"E	42.60	42.60
C22	47.67	30.00	91°02'33"	30.55	S51°18'23"E	42.81	42.81
C23	27.51	4922.00	0°19'13"	13.76	N83°00'44"E	27.51	27.51
C24	78.54	50.00	90°00'00"	50.00	S44°46'17"E	70.71	70.71
C25	34.15	4762.00	0°24'39"	17.08	S89°58'37"E	34.15	34.15
C26	51.66	4762.00	0°37'18"	25.83	N89°30'25"E	51.66	51.66
C27	50.99	4762.00	0°36'48"	25.49	N88°53'22"E	50.99	50.99
C28	50.00	4762.00	0°36'46"	25.00	N88°16'15"E	50.00	50.00
C29	51.97	4762.00	0°37'31"	25.89	N87°40'39"E	51.97	51.97
C30	50.99	4762.00	0°36'48"	25.49	N87°02'56"E	50.99	50.99
C31	50.99	4762.00	0°36'48"	25.49	N86°26'08"E	50.99	50.99
C32	50.99	4762.00	0°36'48"	25.49	N85°49'20"E	50.99	50.99
C33	50.99	4762.00	0°36'48"	25.49	N85°12'31"E	50.99	50.99
C34	31.97	4762.00	0°23'05"	15.99	N84°42'35"E	31.97	31.97
C35	474.69	4762.00	5°42'41"	237.54	N87°22'23"E	474.49	474.49
C36	32.67	4808.00	0°23'22"	16.34	N84°48'46"E	32.67	32.67
C37	49.79	4808.00	0°35'36"	24.90	N85°18'14"E	49.79	49.79
C38	49.79	4808.00	0°35'36"	24.90	N85°53'50"E	49.79	49.79
C39	49.79	4808.00	0°35'36"	24.90	N86°29'27"E	49.79	49.79
C40	49.79	4808.00	0°35'36"	24.90	N87°05'03"E	49.79	49.79
C41	49.79	4808.00	0°35'36"	24.90	N87°40'39"E	49.79	49.79
C42	49.79	4808.00	0°35'36"	24.90	N88°16'15"E	49.79	49.79
C43	49.79	4808.00	0°35'36"	24.90	N88°51'51"E	49.79	49.79
C44	50.00	4808.00	0°35'45"	25.00	N89°27'31"E	50.00	50.00
C45	39.60	4808.00	0°28'19"	19.80	N89°59'33"E	39.60	39.60
C46	470.82	4808.00	5°36'38"	235.60	N87°25'24"E	470.63	470.63
C47	28.84	4922.00	0°20'08"	14.42	N84°50'22"E	28.84	28.84
C48	50.97	4922.00	0°35'36"	25.49	N85°18'14"E	50.97	50.97
C49	50.97	4922.00	0°35'36"	25.49	N85°53'50"E	50.97	50.97
C50	50.97	4922.00	0°35'36"	25.49	N86°29'27"E	50.97	50.97
C51	50.97	4922.00	0°35'36"	25.49	N87°05'03"E	50.97	50.97
C52	50.97	4922.00	0°35'36"	25.49	N87°40'39"E	50.97	50.97
C53	50.97	4922.00	0°35'36"	25.49	N88°16'15"E	50.97	50.97
C54	50.97	4922.00	0°35'36"	25.49	N88°51'51"E	50.97	50.97
C55	51.19	4922.00	0°35'45"	25.59	N89°27'31"E	51.19	51.19
C56	35.30	4922.00	0°24'39"	17.65	N89°57'44"E	35.30	35.30
C57	472.13	4922.00	5°29'45"	236.24	N87°25'11"E	471.94	471.94
C58	3.16	100.00	1°48'38"	1.58	S00°40'36"E	3.16	3.16
C59	32.15	100.00	18°25'12"	16.21	S10°47'31"E	32.01	32.01
C60	35.31	100.00	20°13'49"	17.84	S09°53'12"E	35.13	35.13
C61	12.61	25.00	28°54'34"	6.44	N05°32'49"W	12.48	12.48
C62	6.19	40.00	8°51'36"	3.10	S04°28'40"W	6.18	6.18
C63	25.28	40.00	38°13'41"	13.08	S18°03'59"E	24.87	24.87
C64	27.22	40.00	38°59'45"	14.16	S55°40'42"E	26.70	26.70
C65	18.72	40.00	26°48'49"	9.53	S88°34'58"E	18.55	18.55
C66	77.42	40.00	110°53'51"	58.09	S46°32'28"E	65.89	65.89
C67	13.46	25.00	30°50'25"	6.90	N86°34'11"W	13.29	13.29
C68	5.70	98.00	3°20'04"	2.85	S72°49'00"E	5.70	5.70
C69	26.15	98.00	15°17'15"	13.15	S82°07'49"E	26.07	26.07
C70	31.85	98.00	18°37'18"	16.07	S80°27'38"E	31.71	31.71
C71	289.28	5000.00	3°18'53"	144.67	N88°30'37"E	289.22	289.22
C72	163.23	5000.00	1°52'14"	81.62	N84°51'49"E	163.22	163.22
C73	101.27	5000.00	1°09'38"	50.64	N83°20'53"E	101.27	101.27
C74	169.55	4922.00	1°58'25"	84.78	N82°11'08"E	169.54	169.54
C75	23.16	4762.00	0°16'43"	11.58	N83°10'06"E	23.16	23.16
C76	90.75	5000.00	1°02'24"	45.38	N81°43'07"E	90.75	90.75
C77	46.18	5000.00	0°31'45"	23.09	N82°30'12"E	46.18	46.18
C78	91.98	5000.00	1°03'15"	45.99	N86°19'33"E	91.98	91.98



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 28, 2006

2. Project # 1003684

06DRB-00776 Major-Preliminary Plat Approval
06DRB-00779 Major-Vacation of Pub Right-of-Way
06DRB-00780 Major-Vacation of Public Easements
06DRB-00781 Minor-Sidewalk Variance
06DRB-00783 Minor-Temp Defer SDWK
06DRB-00782 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for CAPITAL ALLIANCE INVESTMENTS, LLC request(s) the above action(s) for Lot(s) 11, Block(s) 9, Lot(s) 10-17, Block(s) 10, Lot(s) 11-15, Block(s) 11, Lot(s) 17 & 18, Block(s) 12, Lot(s) 23-29, Block(s) 13, AND Lot(s) 1, Block(s) 14, AND Tract(s) H, I, J AND K, PARADISE HEIGHTS, UNIT 5, (to be known as **ANASAZI RIDGE, UNIT 2**) zoned R-1 AND SU-1/C-1, located on WESTSIDE NW between UNIVERSE NW and KAYENTA NW containing approximately 11 acre(s). [REF: 06DRB-00325, 06DRB-00326, 06DRB-00327] (A-10)

At the June 28, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 6/28/06 and approval of the grading plan engineer stamp dated 3/7/05 the preliminary plat was approved with the following conditions of final plat approval:

The roadway easements along the south half of McMahon Blvd NW shall be in place prior to final plat approval.

If the final plat is approved after 10-31-06 the subdivision must comply with City Council Resolution R-06-74 regarding Re-development Facility Fee Agreement with the Albuquerque Public Schools (APS).

The vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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



OFFICIAL NOTICE OF DECISION

PAGE 2

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.

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. The sidewalk waiver (06DRB-00782) was withdrawn at the agent's request.

If you wish to appeal this decision, you must do so by July 13, 2006, in the manner described below.

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

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

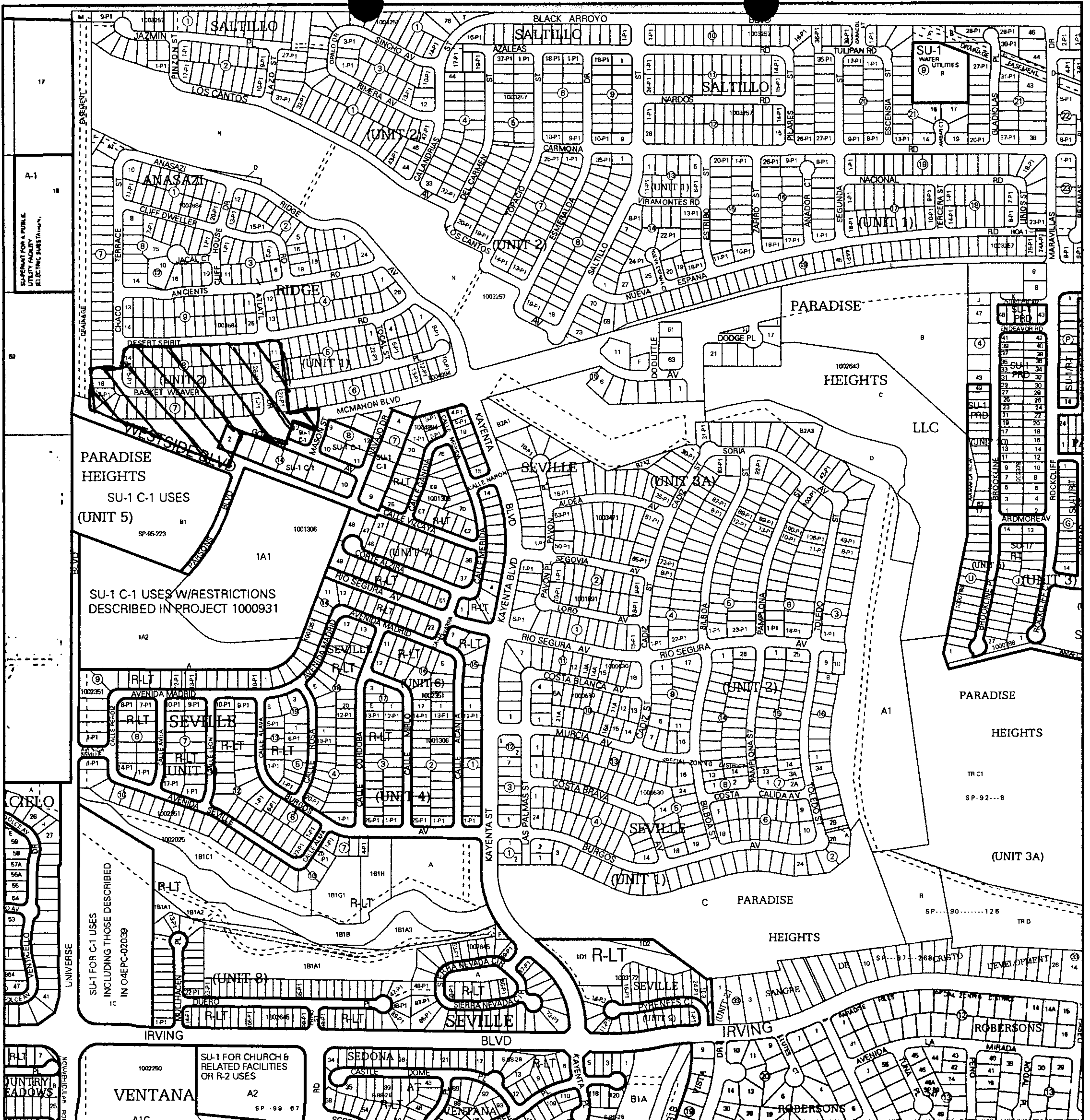
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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

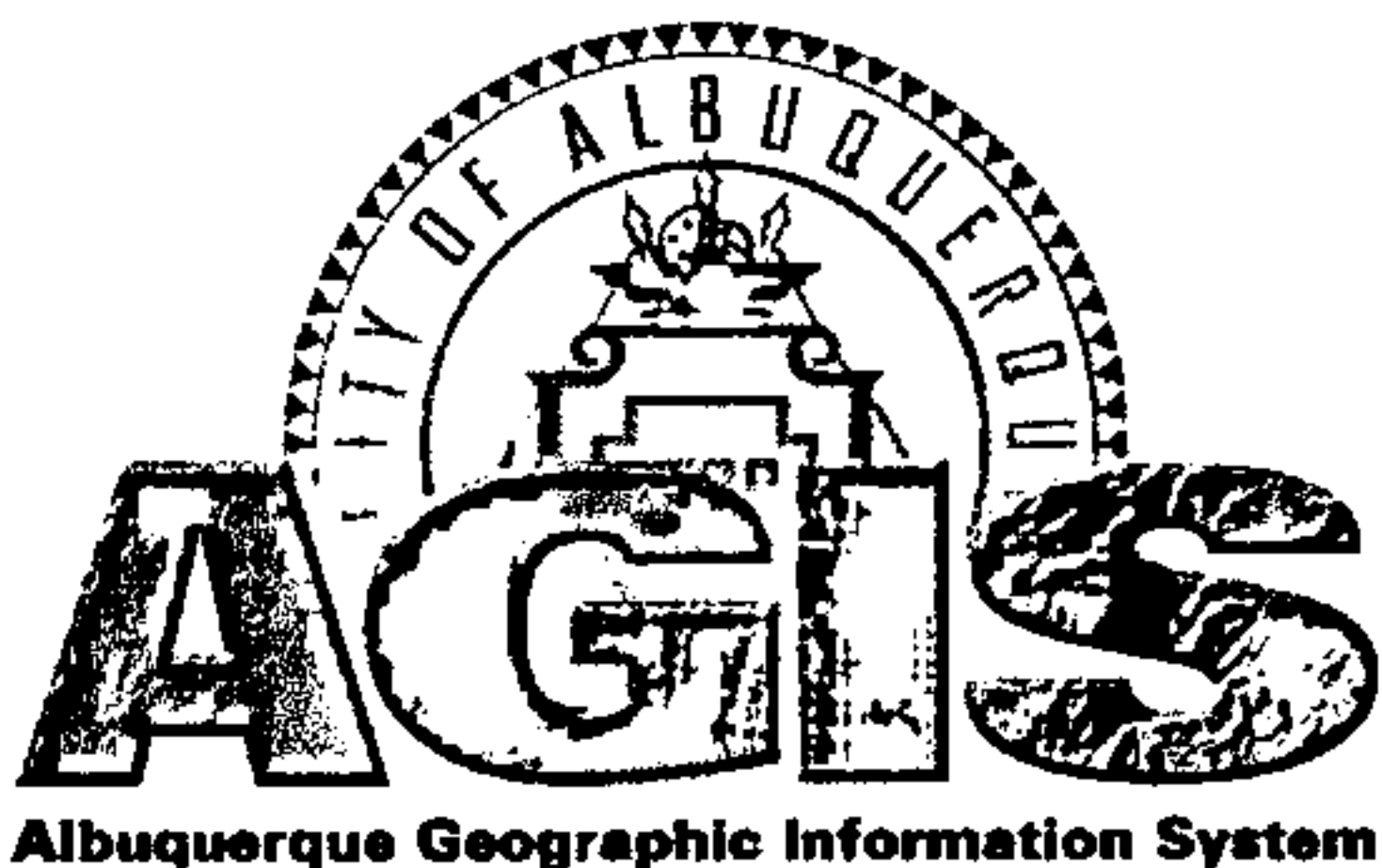
Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article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

Sheran Matson, AICP, DRB Chair

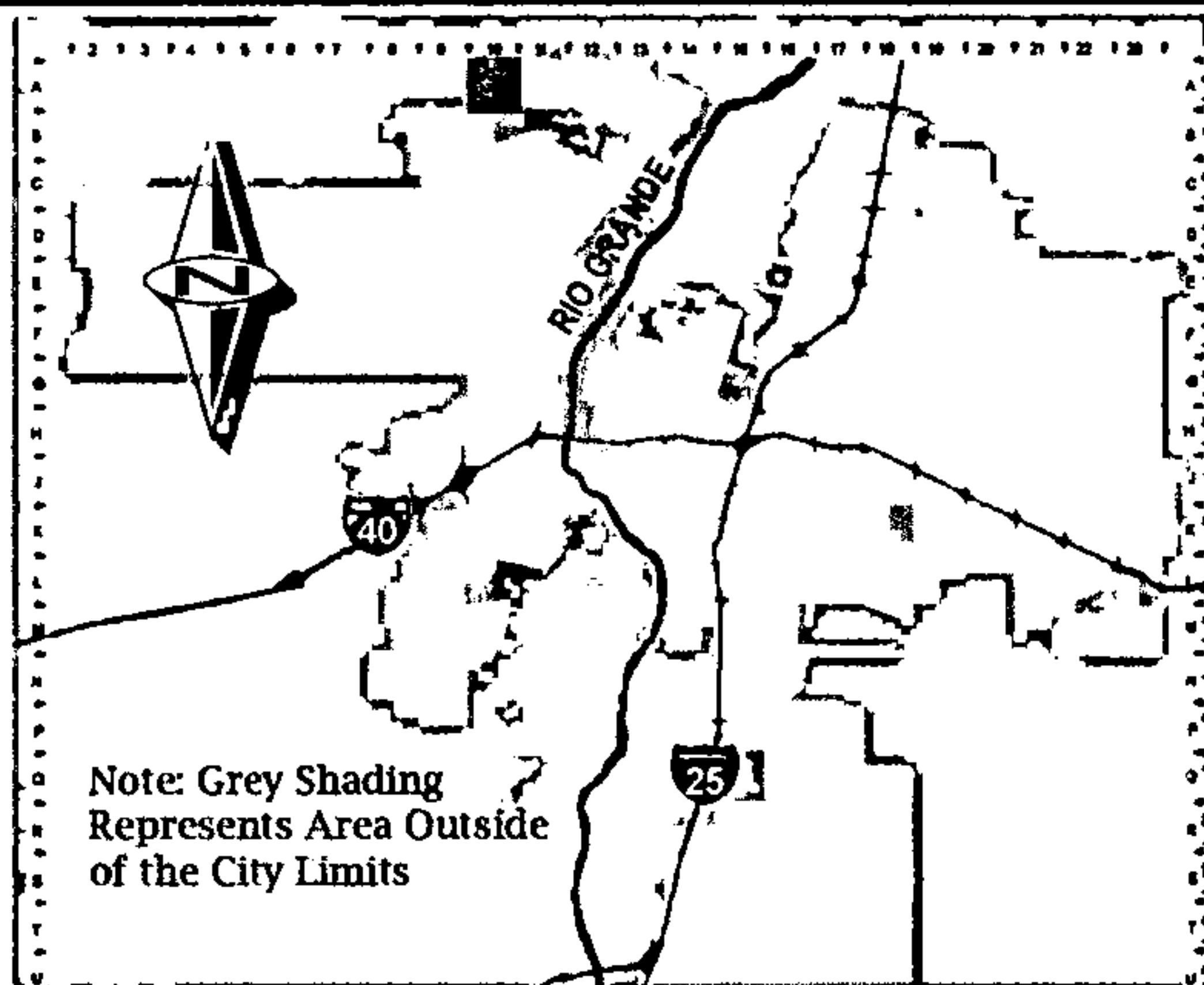
Cc: Capital Alliance Investments LLC, 6300 Jefferson NE, Suite 102, 87109
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



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



Map amended through: 3/10/2009



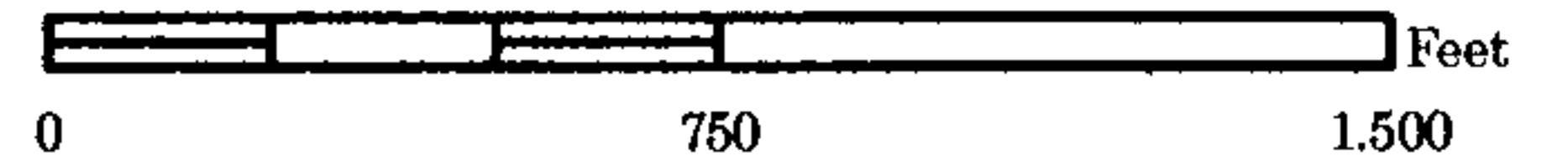
Note: Grey Shading Represents Area Outside of the City Limits

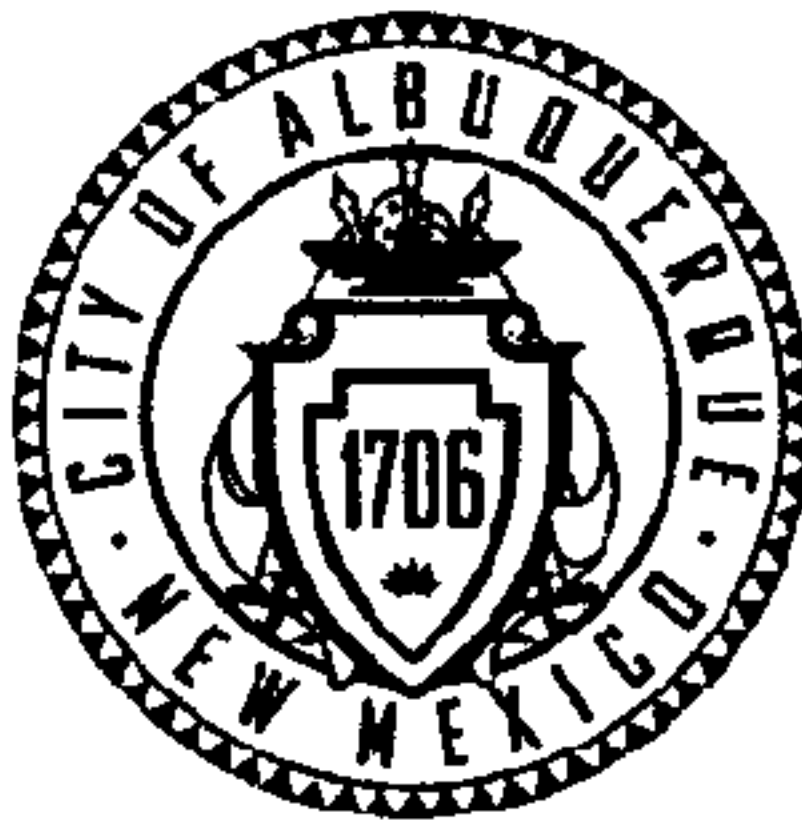
Zone Atlas Page:

A-10-Z

Selected Symbols

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





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.

October 27, 2009

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **October 27, 2009:**

Contact Name: SUSAN RASINSKI
Company or Agency: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - ANASAZI RIDGE, UNIT 2, LOCATED ON WESTSIDE BOULEVARD NW BETWEEN UNIVERSE BOULEVARD NW AND KAYENTA NW** zone map **A-10**.

Our records indicate that as of October 27, 2009, there were no Neighborhood and/or Homeowner 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 Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(07/17/08)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

- [] **ONC's "Official" Letter to the applicant (if there are associations).** A copy must be submitted with application packet -OR-
- [X] **The ONC "Official" Letter (if there are no associations).** A copy must be submitted with application packet.
- [] **Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations).** A copy must be submitted with application packet.
- [] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations).** A copy must be submitted with application packet.

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **10/27/09** Time Entered: **3:30 p.m.** ONC Rep. Initials: **siw**

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

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

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

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

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

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- 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.

JOHN M. MCKENZIE
 Applicant name (print)
John McKenzie 10/8/08
 Applicant signature / date



Form revised **October 2007**

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

Application case numbers
08 DRB - 70450

Sandy Handley 10/14/08
 Planner signature / date
 Project # 9003689

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 OCT. 28, 2008 To NOV. 12, 2008

5. REMOVAL

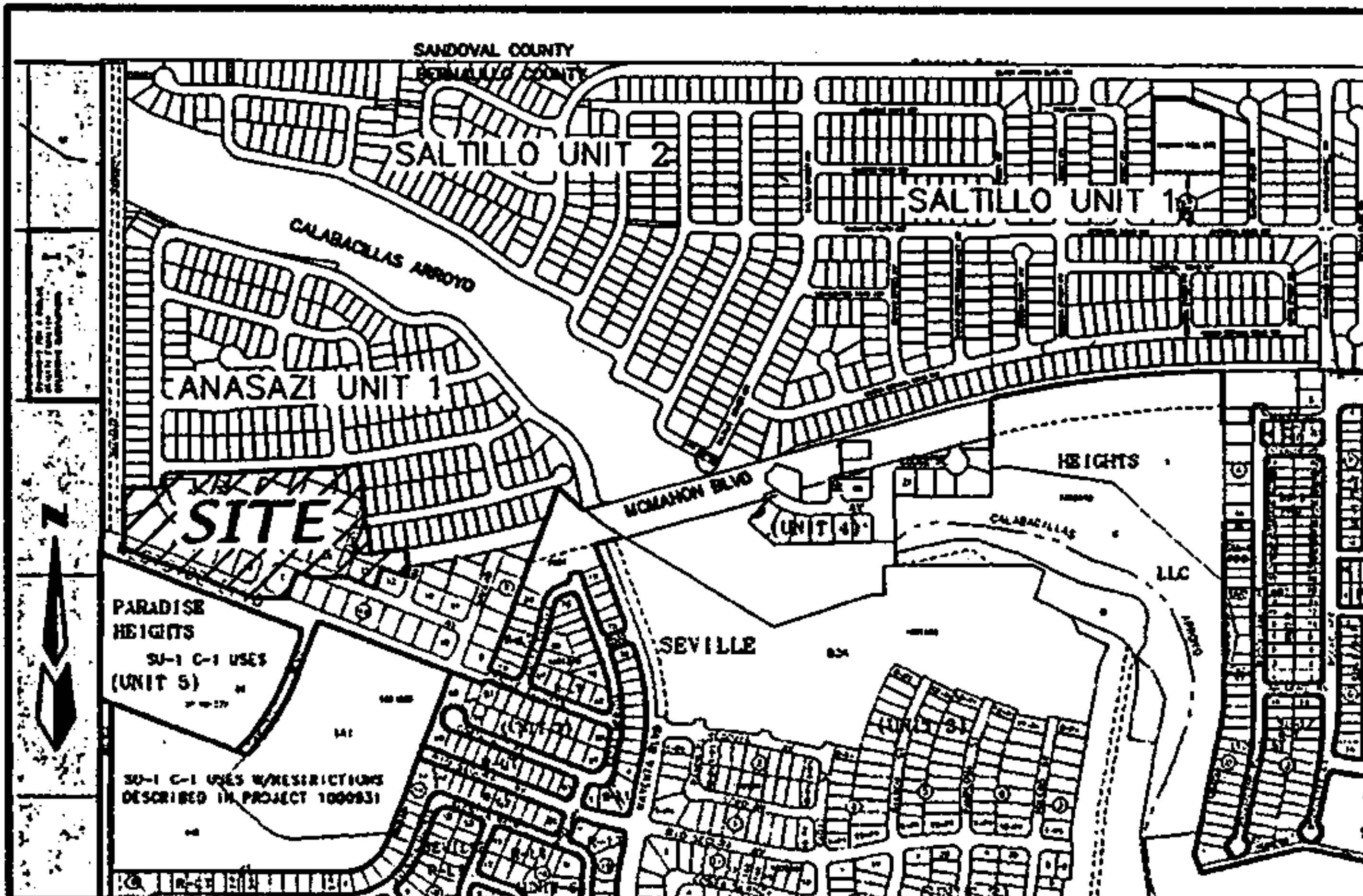
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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) 10/14/08 (Date)

I issued 4 signs for this application, 10/14/08 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1003689



LOCATION MAP

ZONE ATLAS A-10-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage	10.5423 Ac.
Zone Atlas No.	A-10-Z
No. of Existing Tracts/Lots	5 Tracts/ 23 Lots
No. of Tracts/Lots/Parcels created	0 Tracts/51 Lots
No. of Lots/Tracts eliminated	5 Tracts/23 Lots
Miles of full width streets created	1.83
Miles of half width streets created	0.12
Right-of-Way area vacated	2.8999 Ac.
Street Area dedicated to the City of Albuquerque	3.7651 Ac.
Date of Survey	May, 2003
Utility Control Location System Log Number	2004082799
Zoning	R-1

FREE CONSENT AND DEDICATION:

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

OWNER: Capital Alliance Investments, LLC
A New Mexico Limited Liability Company

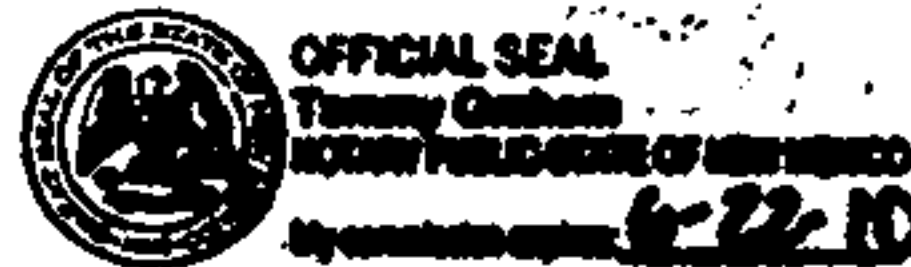
BY: Mike Marra August 14, 2006
Mike Marra, Authorized Agent DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on August 14, 2006
By Mike Marra, Authorized Agent of Capital Alliance Investments, LLC, A New Mexico Limited Liability Company on behalf of said Company.

Jimmy Graham June 22, 2010
NOTARY PUBLIC MY COMMISSION EXPIRES



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON LPP # See lot 239 by cell PROPERTY OWNER OF RECORD: See attached list
Sharon L. Vickrey June 14, 2010
NOTARY PUBLIC My Commission Expires 6-14-10

LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS G, H, I, J, and K of ANASAZI RIDGE UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 29, 2006 in Book 2006C, Page 207; together with Lot 11, Block 9; Lots 10 thru 17, Block 10; Lots 11 thru 15, Block 11; Lots 17 and 18, Block 12; and Lots 23 thru 29, Block 13; and Lot 1, Block 14 of PARADISE HEIGHTS, UNIT FIVE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1973 in Volume D5, Folio 111, together with all of the remnant portions of Ramsey Street N.W., Gates Street N.W., Frost Street N.W., portion of Westside Boulevard N.W. and all of Gordon Drive N.W. and containing 10.5423 acres more or less. (See Sheet 4 for metes and bounds description)

NOTES

(SEE SHEET 4)

PURPOSE OF PLAT

1. Subdivide 23 existing Lots, 5 Tracts and vacated right-of-way into 51 Residential Lots.
2. Grant Easements as shown hereon.
3. Dedicate Right-of-Way as shown hereon.
4. Vacate easements and right-of-way as shown hereon.

PUBLIC UTILITY EASEMENT

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

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

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

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

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

OWNER: Collatz, Inc.
A New Mexico Corporation

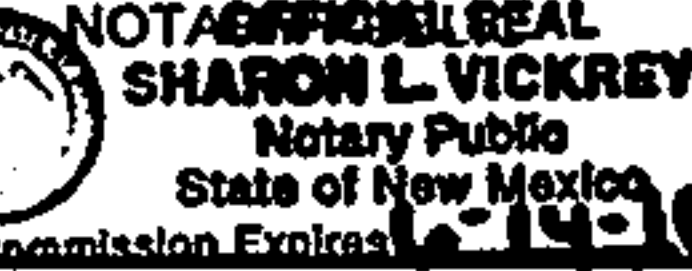
BY: Arlan Collatz August 14, 2006
Arlan Collatz, President DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on August 14, 2006
By Arlan Collatz, President of Collatz, Inc., A New Mexico Corporation on behalf of said Corporation.

Sharon L. Vickrey June 14, 2010
NOTARY PUBLIC MY COMMISSION EXPIRES



PLAT FOR ANASAZI RIDGE UNIT 2
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2006

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1003684

Application Number: 07 DRB-00136

PLAT APPROVAL

Utility Approvals:

<u>Lead B. Mark</u> PNM Electric Services	9-6-06 Date
<u>James S. Marks</u> PNM Gas Services	9-6-06 Date
<u>Dorothy H. Albers</u> Qwest	9/1/06 Date
<u>Donna Rubin</u> Comcast	9-10-06 Date
<u>[Signature]</u> New Mexico Utilities, Inc.	9-11-06 Date

City Approvals:

<u>[Signature]</u> City Surveyor	9-5-06 Date
<u>[Signature]</u> Real Property Division	2-28-07 Date
<u>[Signature]</u> Traffic Engineering/Transportation Division	2-21-07 Date
<u>[Signature]</u> Water Utility Department	2/21/07 Date
<u>Christina Sanderson</u> Parks and Recreation Department	2/21/07 Date
<u>Bradley S. Bingham</u> AMAFCA	2/21/07 Date
<u>Bradley S. Bingham</u> City Engineer	2/21/07 Date
<u>Cherish Garcia</u> DRB Chairperson, Planning Department	3/5/07 Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich 09-05-06
Timothy Aldrich, Registered Professional Land Surveyor No. 7719 DATE



P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990



Dwg: A6027FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 4
Scale: N/A	Date: 08/11/06	Job: A06027 (A04063)	

PLAT FOR
ANASAZI RIDGE UNIT 2
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTIONS 9 & 10
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2006

NOTE: (PROPERTY LINES TO BE ELIMINATED BY THIS PLAT.)

ALL OF: LOT 11, BLOCK 9; LOTS 10 THRU 17 BLOCK 10; LOTS 11 THRU 15, BLOCK 11; LOTS 17 AND 18, BLOCK 12; LOTS 23 THRU 29, BLOCK 13; LOT 1, BLOCK 14 PARADISE HEIGHTS, UNIT FIVE; AND TRACTS G THRU K, ANASAZI RIDGE UNIT 1

TIE: S80°21'35"W, 7563.03'
 NGS MONUMENT
 "1-A8"
 Y=1531818.60
 X=350152.25
 G-C=0.9996593
 Δα=-00°17'21"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5570.04

ANASAZI RIDGE UNIT 1
 (06-29-06, 06C-207)

NOTE: (RIGHT-OF-WAY TO BE VACATED BY THIS PLAT.)

ALL OF THE REMNANT PORTION OF: RAMSEY STREET N.W., GATES STREET N.W., AND FROST DRIVE N.W.

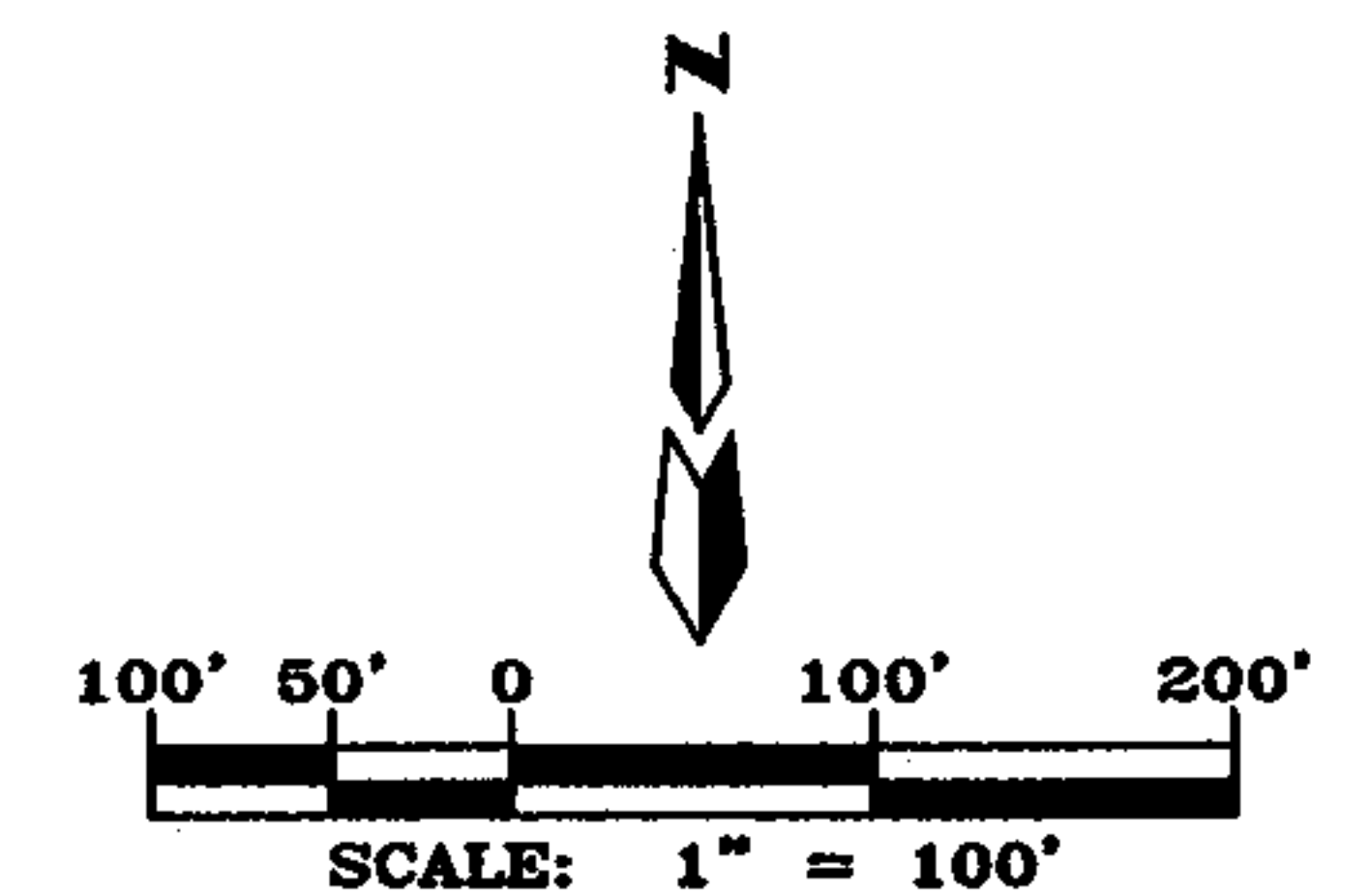
VACATED BY: 06DRB00779

A PORTION OF: WESTSIDE BOULEVARD N.W. AND GORDON DRIVE N.W.

VACATED BY: 06DRB00779

INDICATES RIGHT-OF-WAY VACATION

EXISTING RIGHT-OF-WAY VACATION
 126,320 SQUARE FEET
 2.8999 ACRES



EXISTING EASEMENTS

- ① EXISTING 7' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, D5-111) VACATED BY (V-06DRB-00780)
- ② EXISTING 5' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, D5-111) VACATED BY (V-06DRB-00780)
- ③ EXISTING 15' DRAINAGE EASEMENT (03-12-73, D5-111) VACATED BY (V-06DRB-00780)
- ④ EXISTING 7' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, D5-111)
- ⑤ EXISTING 50' R.E.A. EASEMENT (03-12-73, D5-111)
- ⑥ EXISTING 40' DRAINAGE EASEMENT (03-12-73, D5-111)
- ⑦ EXISTING 50' PLAINS ELECTRIC EASEMENT (05-08-53, 14-341)
- ⑧ EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (01-11-71, BK.D887, PG.607)
- ⑨ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (06-29-06, 06C-207)
- ⑩ EXISTING PUBLIC ROADWAY EASEMENT (07-18-06, BK-A120, PG-6715)

LINE	LENGTH	BEARING
L1	94.94	N69°11'54"W
L2	83.72	N69°11'54"W
L3	123.33	S20°50'24"W
L4	570.45	N69°11'54"W
L5	262.54	N00°13'43"E
L6	113.00	N89°46'17"W
L7	2.82	N00°13'43"E
L8	50.10	N86°40'18"E
L9	37.87	S00°13'43"W
L10	186.55	S89°46'17"E
L11	463.03	N87°09'52"E
L12	60.72	S80°14'04"W
L13	107.00	S09°45'56"E
L14	7.01	S80°14'04"W
L15	108.53	S07°04'24"E
L16	21.13	S11°13'40"E
L17	28.16	S20°50'24"W
L18	114.00	S07°08'52"E
L19	78.00	N08°48'04"W
L20	44.16	S20°50'24"W
L21	119.92	N69°09'36"W
L22	90.00	S20°50'24"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	39.27	25.00	90°00'00"	25.00	S45°13'43"W	35.36
C2	41.45	775.00	3°03'51"	20.73	N88°41'48"E	41.44
C3	39.31	325.00	6°55'49"	19.68	N83°41'58"E	39.29
C4	8.51	4762.00	0°06'09"	4.26	N82°58'40"E	8.51
C5	26.42	4808.00	0°18'53"	13.21	N83°00'34"E	26.42
C6	142.04	4922.00	1°39'12"	71.02	N82°01'32"E	142.03
C7	22.04	25.00	50°31'02"	11.80	N43°56'23"W	21.34
C8	135.89	5000.00	1°33'26"	67.95	S85°01'13"W	135.89
C9	127.89	5078.00	1°26'35"	63.95	S87°57'53"W	127.89

2897635699
 6818449
 Page: 2 of 4
 03/05/2007 02:27P
 BK-2897C Pg-52

TIE=S14°31'14"W, 4895.40'
 NGS MONUMENT
 "2-B10"
 Y=1527976.48
 X=357543.73
 G-C=0.99966354
 Δα=-00°16'30"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5429.35

SET 5/8" REBAR
 WITH CAP "ALS
 LS 7719" (TYP)



RICHARD L. & DEBRA L. DILLER
 (05-24-96, BK.92-14, PGS.6457-6458)
 (01-23-04, BK.A71, PG.8995)

ALBUQUERQUE TECHNICAL VOCATIONAL INSTITUTE
 (04-24-85, BK.D238A, PGS.57-59)

SITE BENCHMARK
 NGS MONUMENT
 "2-B10"
 ELEVATION=5429.35
 (SLD 1929)

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (01-11-71, BK.D887, PG.607)

(05-24-96, BK.92-14, PGS.645/-645B) (01-23-04, BK.A71, PG.8995)

LANDS OF HORIZON CORP. UNPLATTED

BLOCK 7

BLOCK 9

ANASAZI RIDGE SUBDIVISION (08-29-06, 06C-207)

BLOCK 5

BLOCK 6

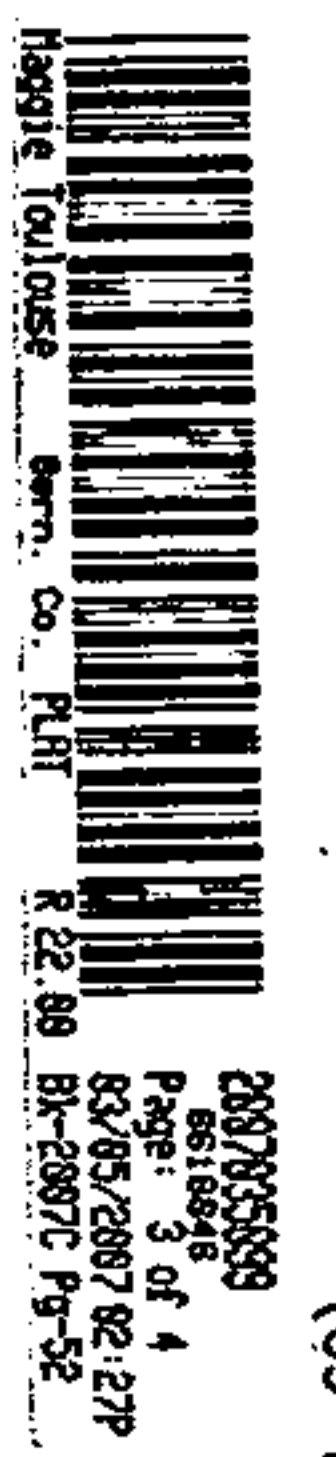
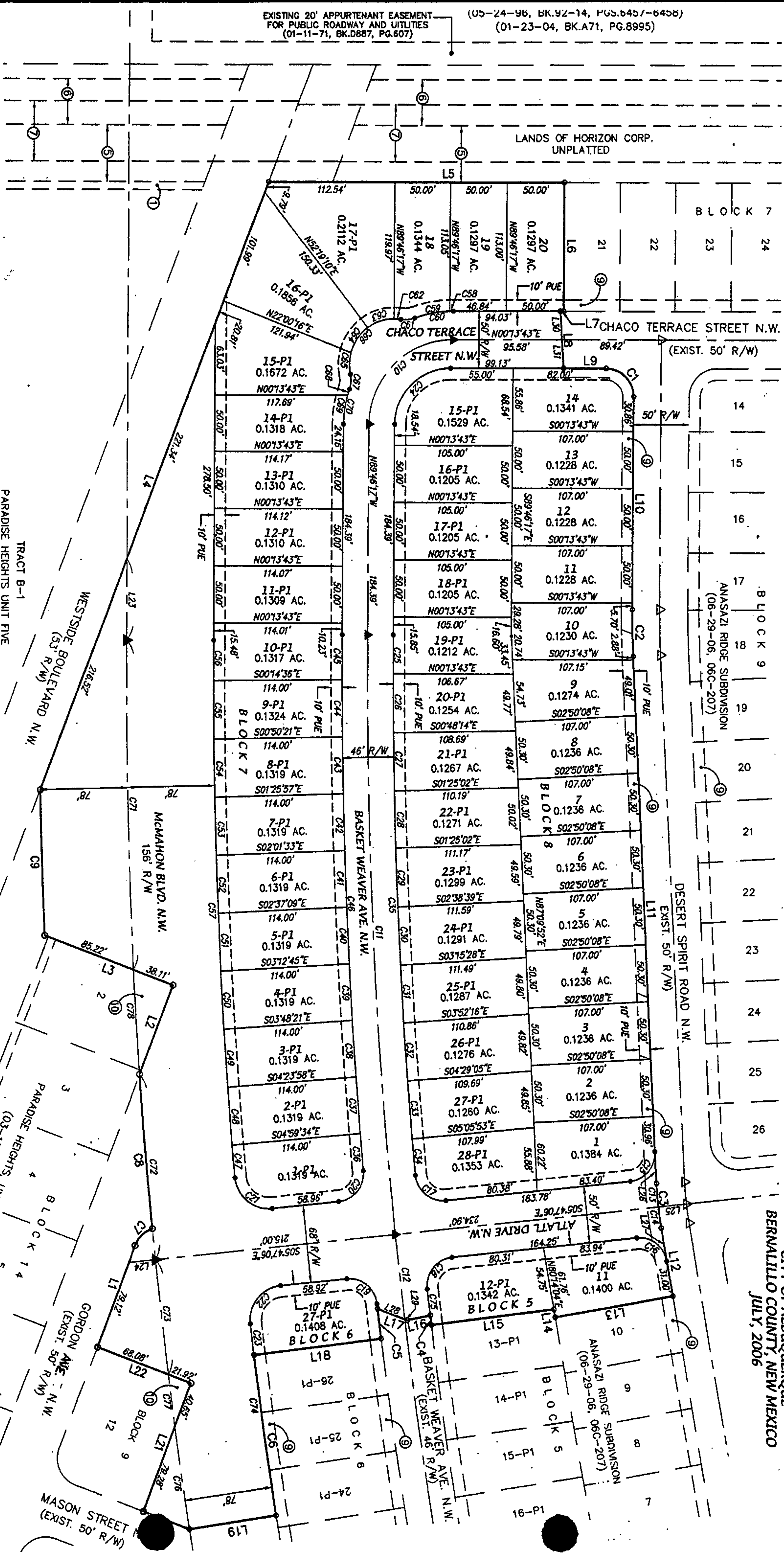
BLOCK 1

BLOCK 2

BLOCK 3

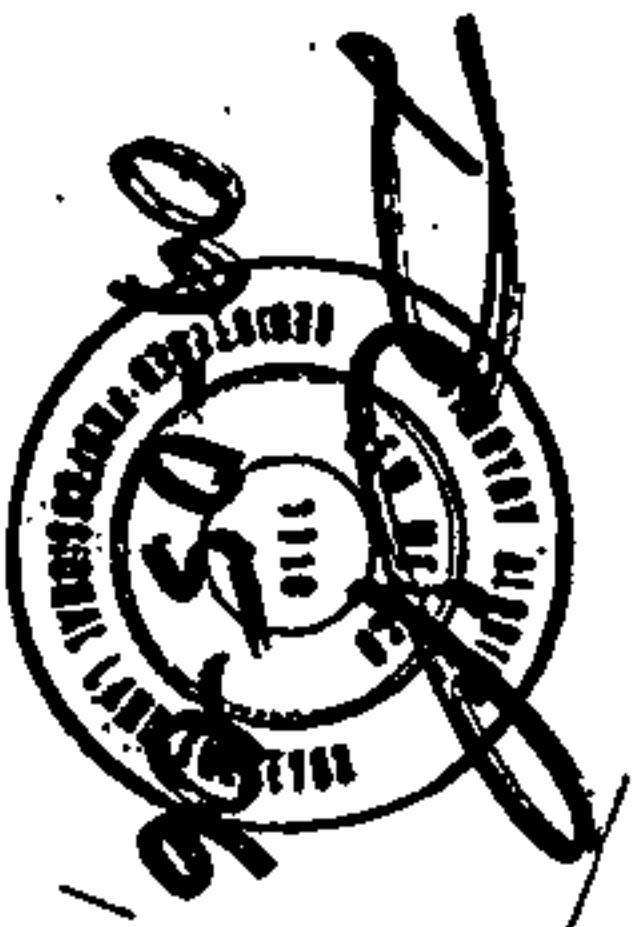
BLOCK 4

PLAT FOR ANASAZI RIDGE UNIT 2
 WITHIN THE TOWN OF ALLAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2006



ABBREVIATIONS
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT (SEE SHEET 1)
 N/R = NON-RADIAL
 R/W = RIGHT-OF-WAY
 COA = CITY OF ALBUQUERQUE
 NMU = NEW MEXICO UTILITIES, INC.

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY



F:\A027 ANASAZI UZ\FINAL PLAT\A027PRASE.DWG (08-22-06 RDO)

SEE SHEET 4 FOR CURVE AND LINE DATA
 Dwg: A027PRASE.dwg
 Scale: N/A
 Drawn: RICHARD
 Date: 08/22/06
 Checked: ALS
 Job: A06027 (A06063)
 P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990
 LDRICH LAND SURVEYING
 Sheet 3 of 4

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	39.27	25.00	90°00'00"	25.00	S45°13'43"W	35.36
C2	41.45	775.00	3°03'51"	20.73	N88°41'48"E	41.44
C3	39.31	325.00	6°55'49"	19.68	N83°41'58"E	39.29
C4	8.51	4762.00	0°06'09"	4.26	N82°58'40"E	8.51
C5	26.42	4808.00	0°18'53"	13.21	N83°00'34"E	26.42
C6	142.04	4922.00	1°39'12"	71.02	N82°01'32"E	142.03
C7	22.04	25.00	50°31'02"	11.80	S43°56'23"E	21.34
C8	135.89	5000.00	1°33'26"	67.95	N85°01'13"E	135.89
C9	127.89	5078.00	1°26'35"	63.95	N87°57'53"E	127.89
C10	117.81	75.00	90°00'00"	75.00	S44°46'17"E	106.07
C11	527.23	4785.00	6°18'47"	263.88	N87°04'19"E	526.86
C12	74.58	4785.00	0°53'35"	37.29	N83°28'08"E	74.58
C13	20.68	325.00	3°38'42"	10.34	N85°20'31"E	20.67
C14	18.63	325.00	3°17'07"	9.32	N81°52'37"E	18.63
C15	37.98	25.00	87°03'01"	23.74	N49°18'37"W	34.43
C16	37.53	25.00	86°01'10"	23.32	S37°13'29"W	34.11
C17	39.40	25.00	90°18'09"	25.13	N39°21'58"E	35.45
C18	39.67	25.00	90°54'26"	25.40	S51°14'19"E	35.63
C19	38.84	25.00	89°00'15"	24.57	S38°43'01"W	35.05
C20	39.09	25.00	89°35'49"	24.82	N50°35'01"W	35.23
C21	47.36	30.00	90°27'24"	30.24	N39°26'36"E	42.60
C22	47.67	30.00	91°02'33"	30.55	S51°18'23"E	42.81
C23	27.51	4922.00	0°19'13"	13.76	N83°00'44"E	27.51
C24	78.54	50.00	90°00'00"	50.00	S44°46'17"E	70.71
C25	34.15	4762.00	0°24'39"	17.08	S89°58'37"E	34.15
C26	51.66	4762.00	0°37'18"	25.83	N89°30'25"E	51.66
C27	50.99	4762.00	0°36'48"	25.49	N88°53'22"E	50.99
C28	50.00	4762.00	0°36'06"	25.00	N88°16'55"E	50.00
C29	51.97	4762.00	0°37'31"	25.99	N87°40'06"E	51.97
C30	50.99	4762.00	0°36'48"	25.49	N87°02'56"E	50.99
C31	50.99	4762.00	0°36'48"	25.49	N86°26'08"E	50.99
C32	50.99	4762.00	0°36'48"	25.49	N85°49'20"E	50.99
C33	50.99	4762.00	0°36'48"	25.49	N85°12'31"E	50.99
C34	31.97	4762.00	0°23'05"	15.99	N84°42'35"E	31.97
C35	474.69	4762.00	5°42'41"	237.54	N87°22'23"E	474.49
C36	32.67	4808.00	0°23'22"	16.34	N84°48'46"E	32.67
C37	49.79	4808.00	0°35'36"	24.90	N85°18'14"E	49.79
C38	49.79	4808.00	0°35'36"	24.90	N85°53'50"E	49.79
C39	49.79	4808.00	0°35'36"	24.90	N86°29'27"E	49.79
C40	49.79	4808.00	0°35'36"	24.90	N87°05'03"E	49.79
C41	49.79	4808.00	0°35'36"	24.90	N87°40'39"E	49.79
C42	49.79	4808.00	0°35'36"	24.90	N88°16'15"E	49.79
C43	49.79	4808.00	0°35'36"	24.90	N88°51'51"E	49.79
C44	50.00	4808.00	0°35'45"	25.00	N89°27'31"E	50.00
C45	39.60	4808.00	0°28'19"	19.80	N89°59'33"E	39.60
C46	470.82	4808.00	5°36'38"	235.60	N87°25'24"E	470.63
C47	28.84	4922.00	0°20'08"	14.42	N84°50'22"E	28.84
C48	50.97	4922.00	0°35'36"	25.49	N85°18'14"E	50.97
C49	50.97	4922.00	0°35'36"	25.49	N85°53'50"E	50.97
C50	50.97	4922.00	0°35'36"	25.49	N86°29'27"E	50.97
C51	50.97	4922.00	0°35'36"	25.49	N87°05'03"E	50.97
C52	50.97	4922.00	0°35'36"	25.49	N87°40'39"E	50.97
C53	50.97	4922.00	0°35'36"	25.49	N88°16'15"E	50.97
C54	50.97	4922.00	0°35'36"	25.49	N88°51'51"E	50.97
C55	51.19	4922.00	0°35'45"	25.59	N89°27'31"E	51.19
C56	35.30	4922.00	0°24'39"	17.65	N89°57'44"E	35.30
C57	472.13	4922.00	5°29'45"	236.24	N87°25'11"E	471.94
C58	3.16	100.00	1°48'38"	1.58	S00°40'36"E	3.16
C59	32.15	100.00	18°25'12"	16.21	S10°47'31"E	32.01
C60	35.31	100.00	20°13'49"	17.84	S09°53'12"E	35.13
C61	12.61	25.00	28°54'34"	6.44	N05°32'49"W	12.48
C62	6.19	40.00	8°51'36"	3.10	S04°28'40"W	6.18
C63	25.29	40.00	36°13'41"	13.08	S18°03'59"E	24.87
C64	27.22	40.00	38°59'45"	14.16	S55°40'42"E	26.70
C65	18.72	40.00	26°48'49"	9.53	S88°34'59"E	18.55
C66	77.42	40.00	110°53'51"	58.09	S46°32'28"E	65.89
C67	13.46	25.00	30°50'25"	6.90	N86°34'11"W	13.29
C68	5.70	98.00	3°20'04"	2.85	S72°49'00"E	5.70
C69	26.15	98.00	15°17'15"	13.15	S82°07'40"E	26.07
C70	31.85	98.00	18°37'18"	16.07	S80°27'38"E	31.71
C71	289.26	5000.00	3°18'53"	144.67	N88°30'37"E	289.22
C72	163.23	5000.00	1°52'14"	81.62	N84°51'49"E	163.22
C73	101.27	5000.00	1°09'38"	50.64	N83°20'53"E	101.27
C74	169.55	4922.00	1°58'25"	84.78	N82°11'08"E	169.54
C75	23.16	4762.00	0°16'43"	11.58	N83°10'06"E	23.16
C76	90.75	5000.00	1°02'24"	45.38	N81°43'07"E	90.75
C77	46.18	5000.00	0°31'45"	23.09	N82°30'12"E	46.18
C78	91.98	5000.00	1°03'15"	45.99	N86°19'33"E	91.98

LINE TABLE		
LINE	LENGTH	BEARING
L1	94.94	S69°11'54"E
L2	83.72	S69°11'54"E
L3	123.33	N20°48'06"E
L4	570.45	N69°11'54"W
L5	262.54	N00°13'43"E
L6	113.00	N89°46'17"W
L7	2.82	N00°13'43"E
L8	50.10	S86°40'18"W
L9	37.87	N00°13'43"E
L10	186.55	N89°46'17"W
L11	463.03	S67°09'52"W
L12	60.72	S80°14'04"W
L13	107.00	S09°45'56"E
L14	7.01	N80°14'04"E
L15	108.53	S07°04'24"E
L16	21.13	N11°13'40"W
L17	28.16	N20°50'24"E
L18	114.00	S07°08'52"E
L19	78.00	S08°48'04"E
L20	44.16	N20°50'24"E
L21	119.92	S69°09'36"E
L22	90.00	N20°50'24"E
L23	71.36	S89°49'57"E
L24	23.92	S05°47'06"E
L25	25.00	S05°47'06"E
L26	28.08	N87°09'52"E
L27	29.72	N80°14'04"E
L28	25.99	N20°50'24"E
L29	2.18	N20°50'24"E
L30	25.05	N86°40'18"E
L31	25.05	N86°40'18"E

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico being all of Tracts G, H, I, J and K of ANASAZI RIDGE UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 29, 2006 in Book 2006C, Page 207, together with LOT 11, BLOCK 9, LOTS 10 thru 17, BLOCK 10; LOTS 11 thru 15, BLOCK 11, LOTS 17 and 18, BLOCK 12, and LOTS 23 thru 29, BLOCK 13 and LOT 1, BLOCK 14, PARADISE HEIGHTS, UNIT FIVE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1973 in Volume D5, Folio 111, together with all of the remaining portions of Ramsey Street N.W.; Gates Street N.W.; Frost Street N.W.; Westside Boulevard N.W. and all of Gordon Drive N.W. and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, from whence the Albuquerque Control Survey Monument "1-A10" bears N 13°22'01" E, 1517.08 feet;

THENCE, S 09°45'56" E, 107.00 feet to a point;

THENCE, S 80°14'04" W, 7.01 feet to a point;

THENCE, S 07°04'24" E, 108.53 feet to a point on curve;

THENCE, 8.51 feet along a curve to the right, whose radius is 4762.00 feet through a central angle of 0°06'09" and whose chord bears S 82°58'40" W, 8.51 feet to a point;

THENCE, S 11°13'40" E, 21.13 feet to a point;

THENCE, S 20°50'24" W, 28.16 feet to a point on curve;

THENCE, 26.42 feet along a curve to the right, whose radius is 4808.00 feet through a central angle of 0°06'53" and whose chord bears N 83°00'34" E, 26.42 feet to a point;

THENCE, S 07°08'52" E, 114.00 feet to a point on curve;

THENCE, 142.04 feet along a curve to the left, whose radius is 4922.00 feet through a central angle of 01°39'12" and whose chord bears N 82°01'32" E, 142.03 feet to a point;

THENCE, S 08°48'04" E, 78.00 feet to a point;

THENCE, S 20°50'24" W, 44.16 feet to a point;

THENCE, N 69°09'36" W, 119.92 feet to a point;

THENCE, S 20°50'24" W, 90.00 feet to a point;

THENCE, N 69°11'54" W, 94.94 feet to a point of curvature;

THENCE, 22.04 feet along a curve to the right, whose radius is 25.00 feet through a central angle of 50°31'02" and whose chord bears N 45°56'23" W, 21.34 feet to a point on curve;

THENCE, 135.89 feet along a curve to the right, whose radius is 5000.00 feet through a central angle of 01°33'26" and whose chord bears S 85°01'13" W, 135.89 feet to a point;

THENCE, N 69°11'54" W, 83.72 feet to a point;

THENCE, S 20°48'06" W, 123.33 feet to a point on curve;

THENCE, 127.89 feet along a curve to the right, whose radius is 5078.00 feet through a central angle of 01°26'35" and whose chord bears S 87°57'53" W, 127.89 feet to a point;

THENCE, N 69°11'54" W, 570.45 feet to a point;

THENCE, N 00°13'43" E, 262.54 feet to a point;

THENCE, S 89°46'17" W, 113.00 feet to a point;

THENCE, S 00°13'43" W, 2.82 feet to a point;

THENCE, N 86°40'18" E, 50.10 feet to a point;

THENCE, N 00°13'43" E, 37.87 feet to a point of curvature;

THENCE, 39.27 feet along a curve to the right, whose radius is 25.00 feet through a central angle of 90°00'00" and whose chord bears N 45°13'43" E, 35.36 feet to a point of tangency;

THENCE, S 89°46'17" E, 186.55 feet to a point of curvature;

THENCE, 41.45 feet along a curve to the left, whose radius is 775.00 feet through a central angle of 03°03'51" and whose chord bears N 88°41'48" E, 41.44 feet to a point of tangency;

THENCE, N 87°09'52" E, 463.03 feet to a point on curvature;

THENCE, 39.31 feet along a curve to the left, whose radius is 325.00 feet through a central angle of 06°55'49" and whose chords bears N 83°41'58" E, 39.29 feet to a point;

THENCE, N 80°14'04" E, 60.72 feet to the point of beginning and containing 10.5423 acres more or less.

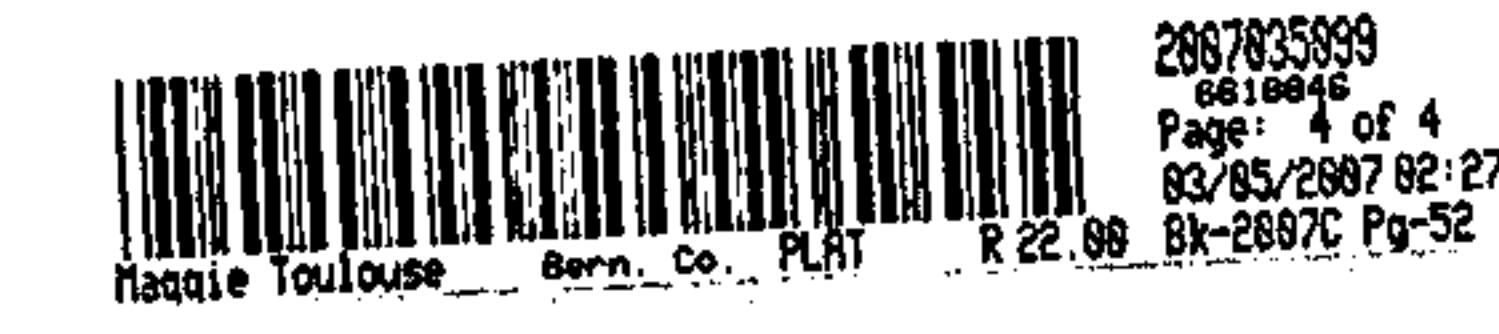
**PLAT FOR
ANASAZI RIDGE UNIT 2
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2006**

NOTES:

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

PLAT OF "SALTILLO UNIT 1", (06-01-06, 2006C-170)
 PLAT OF "SALTILLO UNIT 2", (06-08-06, 2006C-181)
 PLAT OF "ANASAZI UNIT 1", (06-29-06, 2006C-207)
 PLAT OF "RIO RANCHO ESTATES, UNIT 10", (05-06-68, BK.1 - PG.75)
 PLAT OF "RIO RANCHO ESTATES, UNIT 10", (05-06-68, BK.1 - PG.75)
 PLAT OF "PARADISE HEIGHTS, UNIT FOUR", (05-07-68, D3-201)
 REPLAT OF "PARADISE HEIGHTS, UNIT FOUR", (07-03-75, D6-161)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE", (03-12-73, D5-111)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE, TRACT B-1", (09-19-95, 95C-348)
 PLAT OF "PARK HILL SUBDIVISION, UNIT 1", (03-18-02, 02C-91)
 PLAT OF "PARK HILL SUBDIVISION, UNIT 2", (09-08-02, 02C-299)
 REPLAT OF "PARK HILL SUBDIVISION, UNIT 2", (07-21-03, 03C-217) (09-19-02, 02C-312)
 PLAT OF "SEVILLE", UNIT 7 (02-26-04, 04C-63)
 PLAT OF "SEVILLE, UNIT 3A", (04-27-05, 05C-128)
 PLAT OF "LANDS OF PARADISE HEIGHTS, L.L.C.", (06-24-03, 03C-189)
 RESULT OF SURVEY "NW 1/4 NW 1/4 TRACT 12 AND THE NORTH LINE OF THE NORTH 1/2 NE 1/4 TRACT 12 (08-30-00, 2000S-127)
 "QUIT CLAIM DEED" (10-15-03, BK. 406, PGS. 177138-177170)
 "SPECIAL WARRANTY DEED" (04-27-95, BK. 95-10, PGS. 3147-3158)
 records of Bernalillo County, New Mexico.

- All street centerline monumentation shall be installed at all pc's, pt's, angle points and street intersections and shown thus (▲) and will be marked by (4") Aluminum Cap stamped: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION DO NOT DISTURB PLS 7719"
- Unless otherwise noted all corners are set #5 rebar with cap "ALS LS 7719" (TYP.).
- This subdivision is within the New Mexico Utilities, Inc. franchise area. Water and Sanitary Sewer capabilities are based on the New Mexico Utilities, Inc. and not the City of Albuquerque's.
- All lots shown with the P-1 designation shall conform to intermittent parking design criteria.
- No individual lots shall be allowed direct access to McMahon Boulevard N



**ALDRICH LAND
SURVEYING**

P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990



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.

October 9, 2008

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **October 9, 2008:**

Contact Name: SUSAN RASINSKI

Company or Agency: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539

contacted the Office of Neighborhood Coordination 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 **ANASAZI RIDGE, UNIT 2** zone map **A-10**.

Our records indicate that as of October 9, 2008, there were no Neighborhood and/or Homeowner 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 Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(07/17/08)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 28, 2006

2. Project # 1003684

06DRB-00776 Major-Preliminary Plat Approval
06DRB-00779 Major-Vacation of Pub Right-of-Way
06DRB-00780 Major-Vacation of Public Easements
06DRB-00781 Minor-Sidewalk Variance
06DRB-00783 Minor-Temp Defer SDWK
06DRB-00782 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for CAPITAL ALLIANCE INVESTMENTS, LLC request(s) the above action(s) for Lot(s) 11, Block(s) 9, Lot(s) 10-17, Block(s) 10, Lot(s) 11-15, Block(s) 11, Lot(s) 17 & 18, Block(s) 12, Lot(s) 23-29, Block(s) 13, AND Lot(s) 1, Block(s) 14, AND Tract(s) H, I, J AND K, PARADISE HEIGHTS, UNIT 5, (to be known as **ANASAZI RIDGE, UNIT 2**) zoned R-1 AND SU-1/C-1, located on WESTSIDE NW between UNIVERSE NW and KAYENTA NW containing approximately 11 acre(s). [REF: 06DRB-00325, 06DRB-00326, 06DRB-00327] (A-10)

At the June 28, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 6/28/06 and approval of the grading plan engineer stamp dated 3/7/05 the preliminary plat was approved with the following conditions of final plat approval:

The roadway easements along the south half of McMahon Blvd NW shall be in place prior to final plat approval.

If the final plat is approved after 10-31-06 the subdivision must comply with City Council Resolution R-06-74 regarding Re-development Facility Fee Agreement with the Albuquerque Public Schools (APS).

The vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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



OFFICIAL NOTICE OF DECISION

PAGE 2

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.

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. The sidewalk waiver (06DRB-00782) was withdrawn at the agent's request.

If you wish to appeal this decision, you must do so by July 13, 2006, in the manner described below.

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

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

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

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

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: Capital Alliance Investments LLC, 6300 Jefferson NE, Suite 102, 87109
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

ORIGINAL

INFRASTRUCTURE LIST

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

ANASAZI RIDGE SUBDIVISION, UNIT 2
PROPOSED NAME OF PLAT AND/OR ~~SECTION~~
Paradise Heights, Unit 5 within the Town of Anasco Grant
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 applicant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those portions of the financial guarantees. Likewise, if the DRC Chair determines that applicant or non-essential items can be deleted from the listing, those items may be deleted as well as the related 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 incorporated into project acceptance and close out by the City.

Date Submitted 4/9/25/2006
Date Site Plan Approved 4/28/06
Date Preliminary Plat Approved 6/28/06
DRB Project No. 1003684
DRB Application No. 06 DEB-00774
A 8-15-06

SIA Sequence #	CDA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
	759581	28' FF *	Res Pmt	Basketweaver Avenue	Chaco Terrace (Lot 21, Blk 7)	Lot 22, Blk 6	/	/	/
		32' FF *	C & G, Sid (Both Sides) Sidewalk (Both Sides) (*)	Desert Spirit Road	Chaco Terrace St.	Allard Dr.	/	/	/
		4' *	Res Pmt	Allard Dr.	Desert Spirit Rd	Basket Weaver	/	/	/
		32' FF *	C & G, Sid (Both Sides) Sidewalk (Both Sides)	Allard Drive	Basket Weaver	McMahon Blvd	/	/	/
		6'	Major Local Pmt	McMahon Boulevard	Lot 14, Block 7	Allard Drive	/	/	/
		50' FF *	C & G, Sid (Both Sides) Sidewalk (Both Sides)	Chaco Terrace Street	Desert Spirit Rd	Basket Weaver	/	/	/
		6'	Art Pmt	Desert Spirit Road	Chaco Terrace Street	Allard Dr.	/	/	/
		32' FF *	C & G, Sid (North Side) 565 C & G Median (North Side) 1055 Asphalt Trail (North Side) 1055	Basketweaver Avenue	Chaco Terrace	Allard Dr.	/	/	/
		10'	Waterline	Chaco Terrace Street	Desert Spirit Rd	Basket Weaver	/	/	/
		8'	Waterline	Desert Spirit Road	Chaco Terrace Street	Allard Dr.	/	/	/
		8'	Waterline	Basketweaver Avenue	Chaco Terrace	Allard Dr.	/	/	/
		8'	SANITARY SEWER / NURUI	Chaco Terrace St	Desert Spirit Rd	Basket Weaver	/	/	/
		8'	SAS	Desert Spirit Road	Allard Dr.	Chaco Terrace St	/	/	/
		9'	SAS	Basketweaver Ave	Allard Dr.	Chaco Terrace St	/	/	/
		9'	SAS	Spring per DRC			/	/	/

* FG in place for Unit I

1/4 Signal at Universe & McMahon Ave B

26' Temp paving McMahon Blvd to 14'

IMPACT FEE CREDIT

The Calabacillas Arroyo is listed on the CCIP. This project is thereby eligible for Impact Fee Credits

C&G N. Side 565
C&G Median 1055
10' Asphalt trail 620'

759582
Non WO
Proc B
MB-1

McMahon Lot 14 Blk 7, Universe
PAGE 1 of 2

Blk 7 Universe includes the existing paving @ IVE

RESERVED



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

October 13, 2008

Mr. Jack Cloud, Chair
Design Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Re: Anasazi Ridge, Unit 2

Dear Mr. Cloud:

This is a request for a one year extension to the Subdivision Improvements Agreement on the referenced project.

The status of the improvements is that they have all been completed, except for a storm drain outfall to the Calabacillas Arroyo. That outfall has to be redesigned, approved, constructed and then certified before acceptance of the improvements can be achieved. Given the time it takes to do all of that, I am requesting a one year extension.

Please contact me if I can be of further assistance.

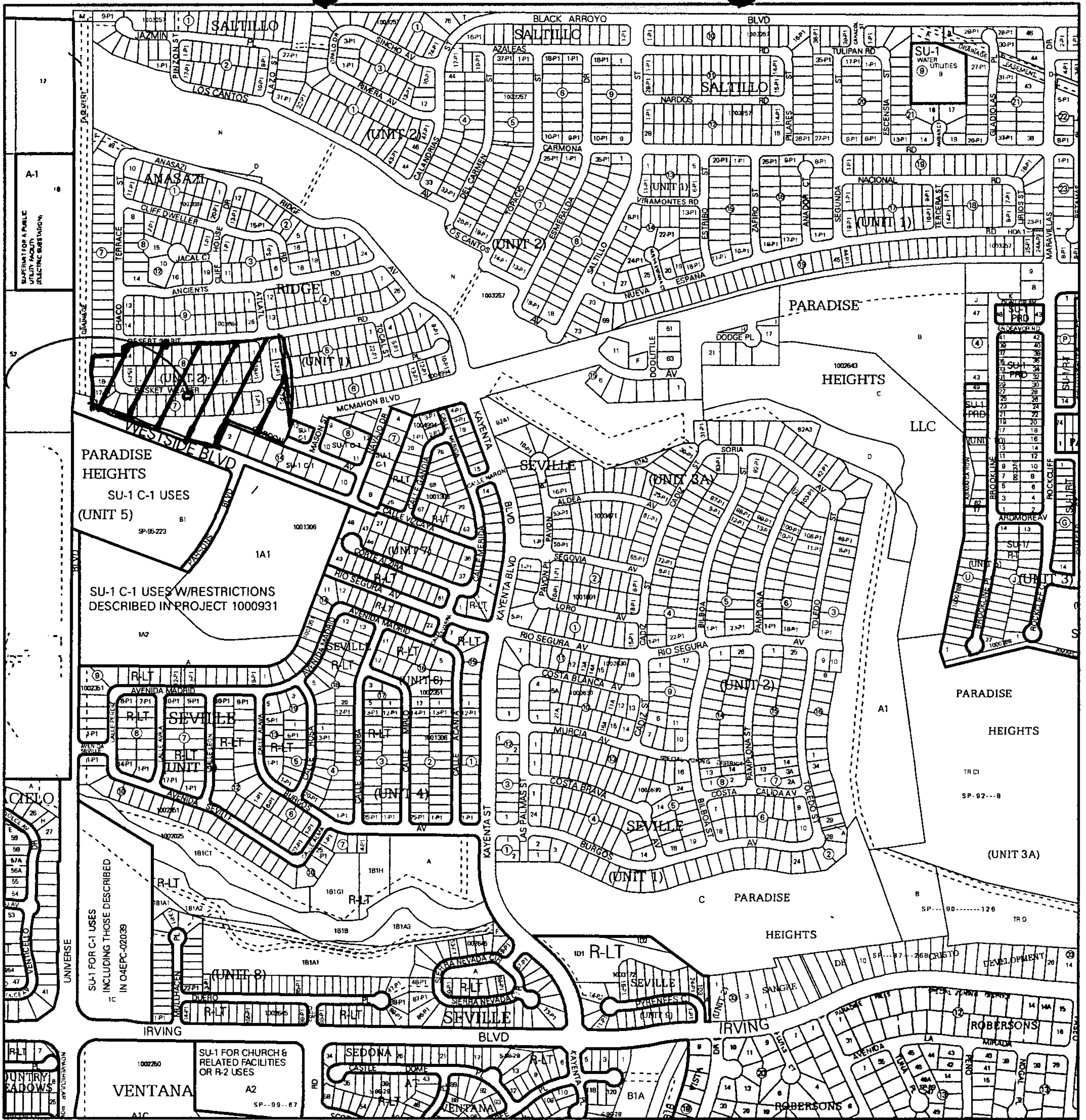
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

John M. MacKenzie, PE
President

JMM/la

SITE



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-10-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 6/13/2008

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

02/15/2008 Issued By: PLNSDH

Permit Number: 2008 070 074 **Category Code 910**

Application Number: 08DRB-70074, Major - 2yr, Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: MCMAHON BLVD NE BETWEEN ANASAZI RIDGE AVE NW AND WESTSIDE BLVD NW

Project Number: 1003684

Applicant

Capital Alliance Investment/Collatz

6300 Jefferson Ne #120
Albuquerque NM 87109
828-1100

Agent / Contact

Mark Goodwin And Associates Pa

Mark Goodwin
P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

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

City Of Albuquerque
Treasury Division

2/15/2008 10:51AM LOC: A:NX
 250 008 TRANS# 0006
 RECEIPT# 00027723-00027723
 PERMIT# 2008070074 TRSDMG
 Trans Amt \$145.00
 Aff Fee \$75.00
 Conflict Manag. Fee \$20.00
 MKB Actions \$50.00
 CK \$145.00
 CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

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)
- APEAL / 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): Mark Goodwin & Associates PHONE: 828-2200
 ADDRESS: P.O. Box 90606 FAX: 797-9539
 CITY: Albuq STATE NM ZIP 87199 E-MAIL: _____

APPLICANT: Capital Alliance Investment / Collatz PHONE: 828-1100
 ADDRESS: 6300 Jefferson NE #120 FAX: 823-9441
 CITY: Albuq STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Anasazi Ridge, Unit 1 - 2 year extension of SIA

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

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

Lot or Tract No. _____ Block: _____ Unit: 1
 Subdiv/Addn/TBKA: Anasazi Ridge Subdivision
 Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No. _____
 Zone Atlas page(s): A-10 UPC Code: 101006601635620409, 10100610437722426

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 1003684, 06DRB-00335

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): 740.3491
 LOCATION OF PROPERTY BY STREETS: On or Near: McMahon Blvd NW
 Between: Anasazi Ridge Ave and Westside Blvd.

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

SIGNATURE Mark Goodwin DATE 2.12.08
 (Print) MARK GOODWIN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>08DRB 76074</u>	<u>SIA</u>	<u>5(2)</u>	<u>\$ 50.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Hearing date 03/12/08

Total \$ 145.00

Sandy Handley 02/15/08
 Planner signature / date

Project # 1003684

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- 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. RS
- 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.

MARK GOODWIN
Applicant name (print)
Mark Goodwin
Applicant signature / date



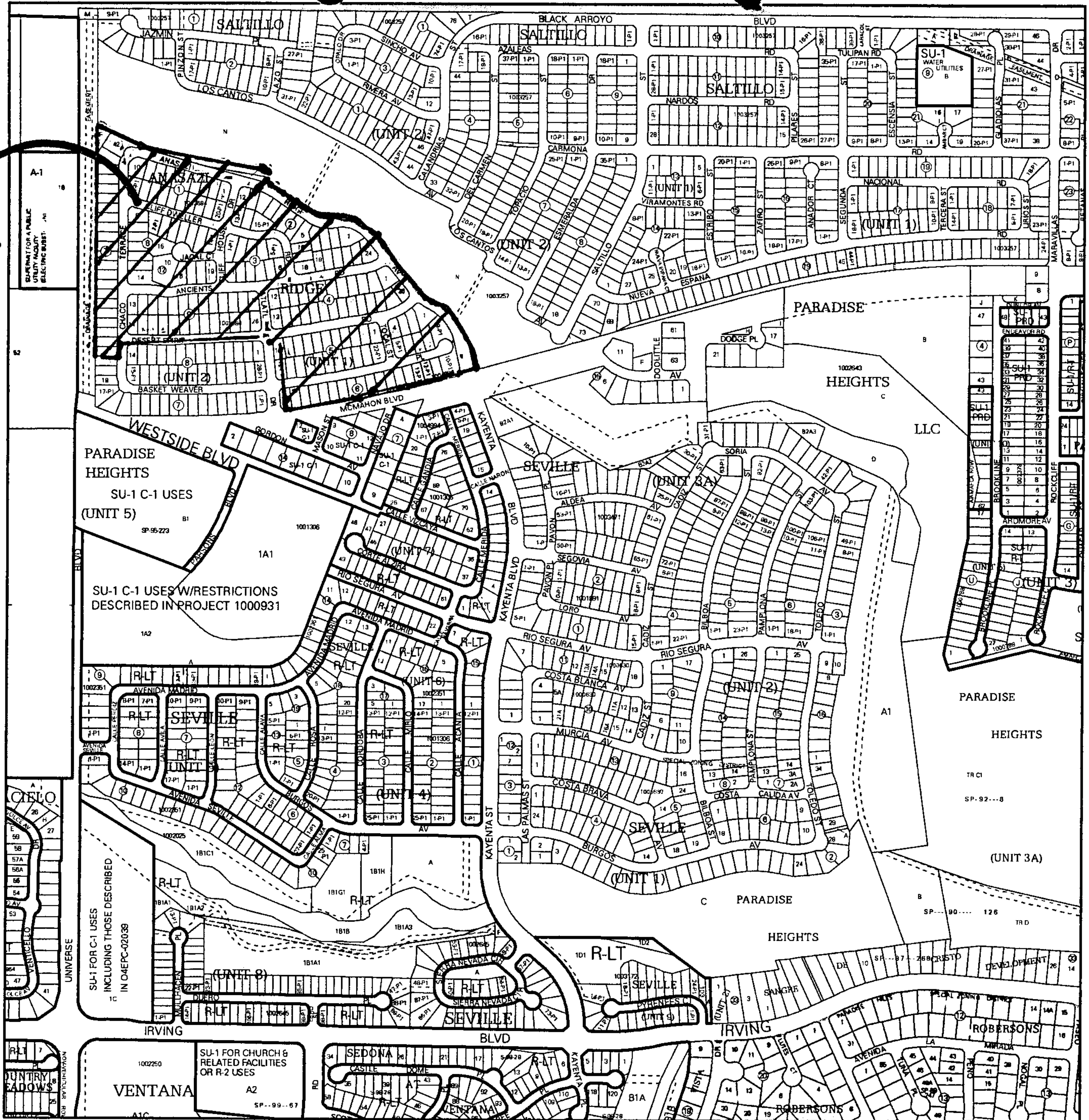
Form revised October 2007

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

Application case numbers
08DRB - 70074
_____-_____
_____-_____

Sandy Hardley 02/15/08
Planner signature / date
Project # 1003604

SITE



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/4/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-10-Z

Selected Symbols

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

0 750 1,500 Feet



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

February 11, 2008

*Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103*

Re: *Anasazi Ridge, Unit 1 – 1003684*

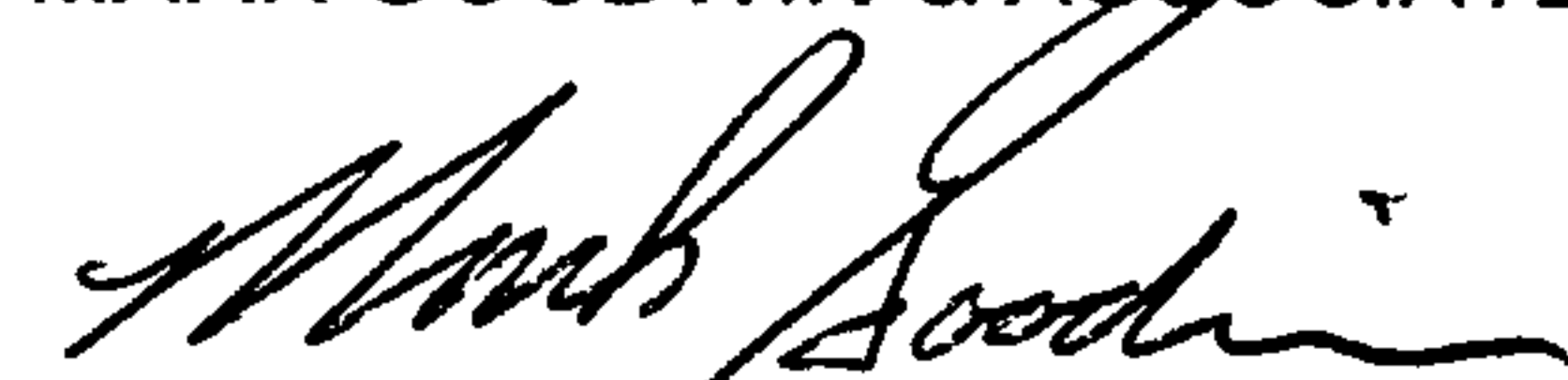
Dear Mr. Cloud:

On behalf of our clients, Capital Alliance Investments, LLC and Collatz, Inc., and the requirements of the DPM we are submitting the following DRB application. We are requesting a 2-year extension of the SIA.

Please contact our office if you have any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA


Mark Goodwin, PE
Chief Executive Officer

DMG/sr

Attachments



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 3, 2006

7. Project # 1003684

06DRB-00325 Major-Preliminary Plat Approval
06DRB-00326 Major-Vacation of Pub Right-of-Way
06DRB-00327 Major-Vacation of Public Easements
06DRB-00329 Minor-Sidewalk Waiver
06DRB-00331 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, CALABACILLAS ARROYO, Tract(s) B2B1, PARADISE HEIGHTS, UNIT 5 AND SEVILLE UNIT 7, Block(s) 7-14 (to be known as **ANASAZI RIDGE**) zoned R-1 residential zone, located on WESTSIDE BLVD NW, between UNIVERSE AVE NW and DUNN AVE NW containing approximately 73 acre(s). [REF: 04DRB01443, 05DRB00118, 05DRB00119, 05DRB00120, 05DRB00121] [*Deferred from 4/26/06*] (A-10)

At the May 3, 2006, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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



OFFICIAL NOTICE OF DECISION

PAGE 2

With the signing of the infrastructure list dated 5/3/06 and approval of the grading plan engineer stamp dated 3/7/05 the preliminary plat was approved with the following condition of final plat:

In accordance with City Council Resolution R-05-297 each subdivision and its effect on the design capacity of APS area schools must be resolved prior to final plat approval.

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.

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

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

Sheran Matson, AICP, DRB Chair

Cc: Capital Alliance Investments LLC, 6300 Jefferson NE, Suite 102, 87109
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

ORIGINAL

INFRASTRUCTURE LIST

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

Anasazi Ridge Subdivision, Unit 1
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Paradise Heights, Unit 5 within the Town of Atrisco Grant
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 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
Calabacillas Arroyo Improvements									
South Bank Arroyo improvements adjacent to Anasazi Ridge site as identified in Final Approved Main Branch									
Calabacillas Arroyo study by Mussetter Engineering, Inc									
Arroyo Grade Control Structure adjacent to Anasazi Ridge site as identified in the Final Approved Main Branch									
Calabacillas Arroyo study by Mussetter Engineering, Inc									
PAVING									
<u>759581</u>	<u>257581</u>	32' FF	Res Pvmt	Chaco Terrace Street	Lot 21, Block 7	Anasazi Ridge Ave	/	/	/
		4'	C & G, Std (Both Sides)						
		28' FF	Sidewalk (Both Sides) (*)						
		28' FF	Res Pvmt	Basketweaver Avenue	Chaco Terrace	End of Cul-de-Sac	/	/	/
		4'	C & G, Std (Both Sides)		(Lot 21, Blk 7)				
		28' FF	Sidewalk (Both Sides) (*)						
		32' FF	Res Pvmt	Desert Spirit Road	Chaco Terrace Street	Anasazi Ridge Ave.	/	/	/
		4'	C & G, Std (Both Sides)						
		32' FF	Sidewalk (Both Sides) (*)						
		32' FF	Res Pvmt	Atlatl Dr.	Desert Spirit Rd.	Ancients Road	/	/	/
		4'	C & G, Std (Both Sides)						
		32' FF	Sidewalk (Both Sides) (*)						
		50' FF	Res Pvmt	Atlatl Dr.	Desert Spirit Rd	Basketweaver Ave.	/	/	/
		6'	C & G Std (Both Sides)						
		32' FF	Sidewalk (Both Sides)						
		32' FF	Art Pvmt	McMahon Boulevard	Lot 26, Block 6	Calabacillas Arroyo	/	/	/
		6'	C & G, Std (North Side)			Crossing Structure			
		6'	Sidewalk (North Side)						
		10'	C & G Median (North Side)						
		150'	Asphalt Trail (North Side)						
		50' FF	Left Turn Lane (North Side)						
		50' FF	Res Pvmt	Atlatl Dr.	Basketweaver Ave	McMahon Blvd	/	/	/
		6'	C & G Std (Both Sides)						
		6'	Sidewalk (Both Sides)						

B-1
Sw-1

Bel
Swamp

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
159581	159581	48' FF 6'	Res Pvmnt C & G (Both Sides) Sidewalk (W. Side)	Anasazi Ridge Ave	Desert Spirit Rd Transition	McMahon Blvd	/	/	/
		32' FF 4'	Res Pvmnt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Ancients Road	Chaco Terrace Street	Anasazi ridge Ave.	/	/	/
		26' FF 4'	Res Pvmnt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Jacal Court	Cliff House Dr.	End of Culdesac	/	/	/
		32' FF 4'	Res Pvmnt C & G, Std (Both Sides) Sidewalk (South Side) (*)	Anasazi Ridge Ave	Chaco Terrace St	Desert Spirit Rd.	/	/	/
		28' FF 4'	Res Pvmnt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Cliff Dwellers Road	Chaco Terrace St	Ancients Road	/	/	/
		28' FF 4'	Res Pvmnt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Cliff House Drive	Ancients Road	Anasazi Ridge Ave	/	/	/
		28' FF 4'	Res Pvmnt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Total Street	Desert Spirit Road	Basketweaver Ave	/	/	/
							19, Seville 7		
WATER / NMUI									
		12"	Waterline	Universe Blvd.	Existing WL Termini	Westside Blvd.	/	/	/
		12"	Waterline	Westside Blvd	Universe Blvd	Future McMahon	/	/	/
		12"	Waterline	McMahon Blvd.	Westside Blvd	Altalt Dr.	/	/	/
		12"	Waterline	Atlalt Dr.	McMahon Blvd	Ancients Rd.	/	/	/
		12"	Waterline	Anceints Rd	Atlalt Dr.	Cliff House Dr.	/	/	/
		12"	Waterline	Cliff House Dr	Ancients Rd	Anasazi Ridge Ave	/	/	/
		12"	Waterline	Anasazi Ridge Ave	Cliff House Dr.	Station 18+94	/	/	/
		12"	Waterline	Tract C	Anasazi Ridge Ave.	Anasazi Ridge Ave Exist 12" WL in A.V.	/	/	/

Project name:

Anasazi Ridge Subdivision, Unit 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
NMUI	759581	8"	Waterline	Chaco Terrace Street	Lot 21, Block 7	Anasazi Ridge Ave.	/	/	/
		8"	Waterline	Ancients Road	Chaco Terrace Street	Anasazi Ridge Ave.	/	/	/
		8"	Waterline	Desert Spirit Road	Chaco Terrace Street	Anasazi Ridge Ave.	/	/	/
		8"	Waterline	Basketweaver Avenue	Lot 26, Block 6	Anasazi Ridge Ave.	/	/	/
		8"	Waterline	Easement	Seville, Unit 7 Stub	McMahon Blvd	/	/	/
		8"	Waterline	Atlatl Dr	Desert Spirit Rd.	Ancients Rd.	/	/	/
		8"	Waterline	Anasazi Ridge Ave	Chaco Terrace St.	Cliff House Dr.	/	/	/
		6"	Waterline	Cliff Dweller Rd.	Chaco Terrace St	Ancients Rd	/	/	/
		8"	Waterline	Jacal Ct	Cliff House Dr.	Stub	/	/	/
		8"	Waterline	Cliff House Dr.	Ancients Rd	Anasazi Ridge Ave	/	/	/
		8"	Waterline	Basketweaver Avenue	Atlatl Dr.	Chaco Terrace St.	/	/	/
SANITARY SEWER / NMUI									
		8"	SAS	Anasazi Ridge Ave	Desert Spirit Rd.	Chaco Terrace St	/	/	/
		8"	SAS	Chaco Terrace St	Anasazi Ridge Ave	Lot 21, Block 7	/	/	/
		8"	SAS	Desert Spirit Road	Anasazi Ridge Ave	Chaco Terrace St	/	/	/
		8"	SAS	Ancients Rd	Anasazi Ridge Ave	Chaco Terrace St	/	/	/
		8"	SAS	Cliff Dweller Rd	Ancients Rd	Chaco Terrace St	/	/	/
		8"	SAS	Basket weaver Ave	Atlatl Dr.	Cul-de-Sac	/	/	/
		8"-10"	SAS	Cliff Dweller Stub	Cliff Dweller Rd	End of St.	/	/	/
		8"	SAS	Public Sewer Easement	10" Stub in Seville	Anasazi Ridge Ave	/	/	/
		8"	SAS	Cliff House Dr.	Unit 3		/	/	/
		8"	SAS	Basket weaver Ave	Cliff Swellers Rd	Jacal Ct	/	/	/
		8"	SAS	Anasazi Ridge Ave	Atlatl Dr.	Chaco Terrace St	/	/	/
		8"	SAS	Anasazi Ridge Ave	Desert Spirit Rd.	Sta 29+25	/	/	/
		8"	SAS	Anasazi Ridge Ave	Sta 29+25	McMahon Blvd	/	/	/
STORM DRAIN									
		24"-36"	Storm Drain	Ancients Road	Cliff Dweller Rd	Anasazi Ridge Ave	/	/	/
		42"-48"	Storm Drain	Anasazi Ridge Ave	Ancients Rd.	Arroyo Outfall	/	/	/
		24"	Storm Drain	Desert Spirit Rd	Anasazi Ridge Rd	Desert Spirit Rd	/	/	/
		30"	Storm Drain w/ Appurtenances	Drainage Easement	Basketweaver Ave	Arroyo Outfall	/	/	/
			South Embankment Improvements & Drop Structure	Calabacillas Arroyo			/	/	/

TIS

Signing per DRC

IMPACT FEE CREDIT

The Calabacillas Arroyo is listed on the CCIP. This project is thereby eligible for Impact Fee Credits

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

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

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

NOTES
 If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA. Street lights per City requirements.

- Sidewalks to be deferred.
- 1 Water Infrastructure to include valves, fittings, and firehydrants.
- 2 SAS Infrastructure to include manholes and service connections.
- 3 Storm Drain Infrastructure includes all related appurtenances.
- 4 Street lights per DPM.
- 5 Grading and Drainage Certification required per DPM (prior to Release of Financial Guaranty) to include walls as defined on the approved Grading Plan.

AGENT / OWNER _____ DEVELOPMENT REVIEW BOARD MEMBER APPROVALS _____

Billy Goolsby
 NAME (print)

[Signature] 5/03/06 DRB CHAIR - date
[Signature] 5/3/06 PARKS & RECREATION - date

MARK GOODWIN & ASSOCIATES
 FIRM

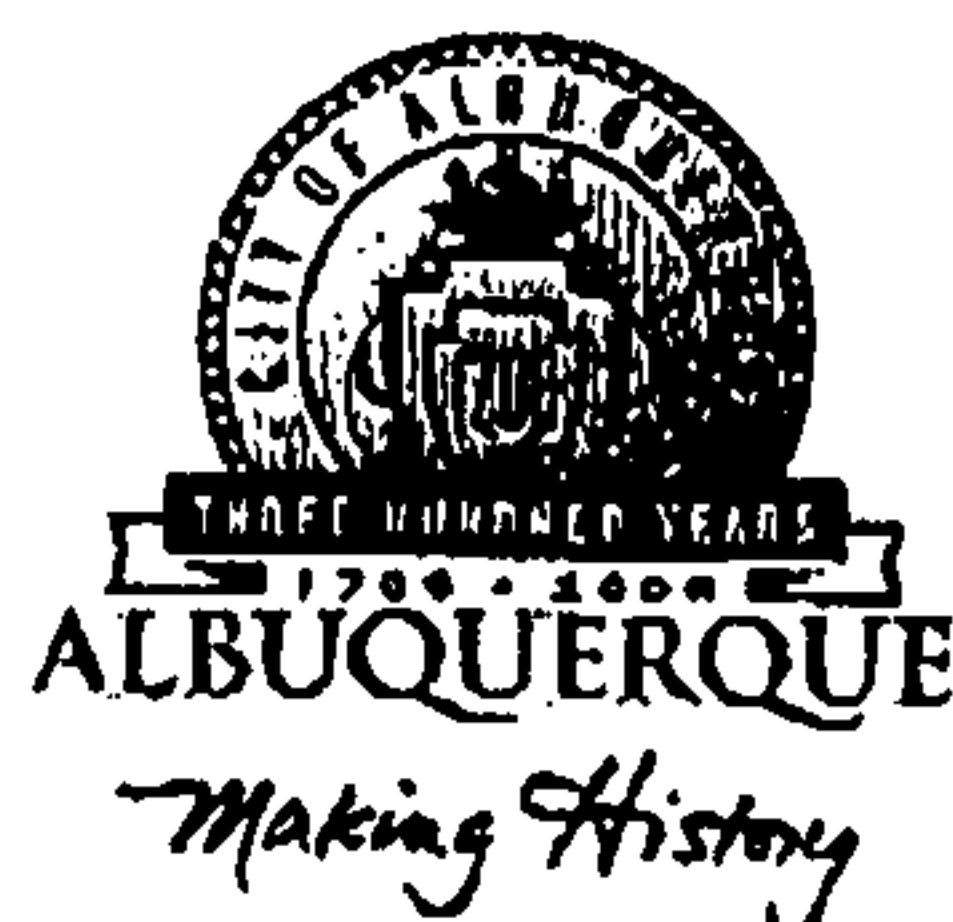
[Signature] 5/2/06
 SIGNATURE - date

[Signature] 5-3-06 TRANSPORTATION DEVELOPMENT - date
[Signature] 5/3/06 UTILITY DEVELOPMENT - date
 Bradley L. Benjamin 5/3/06 CITY ENGINEER - date

AMAFCA - date _____
 _____ - date _____
 _____ - date _____

DESIGN REVIEW COMMITTEE REVISIONS _____

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



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

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

February 12, 2008

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **February 12, 2008:**

CONTACT NAME: SUSAN RASINSKI
COMPANY OR AGENCY: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539

contacted the Office of Neighborhood Coordination 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 **ANASAZI RIDGE, UNIT 1** zone map **A-10**.

Our records indicate that as of February 12, 2008, there were no Neighborhood and/or Homeowner Associations in this area.

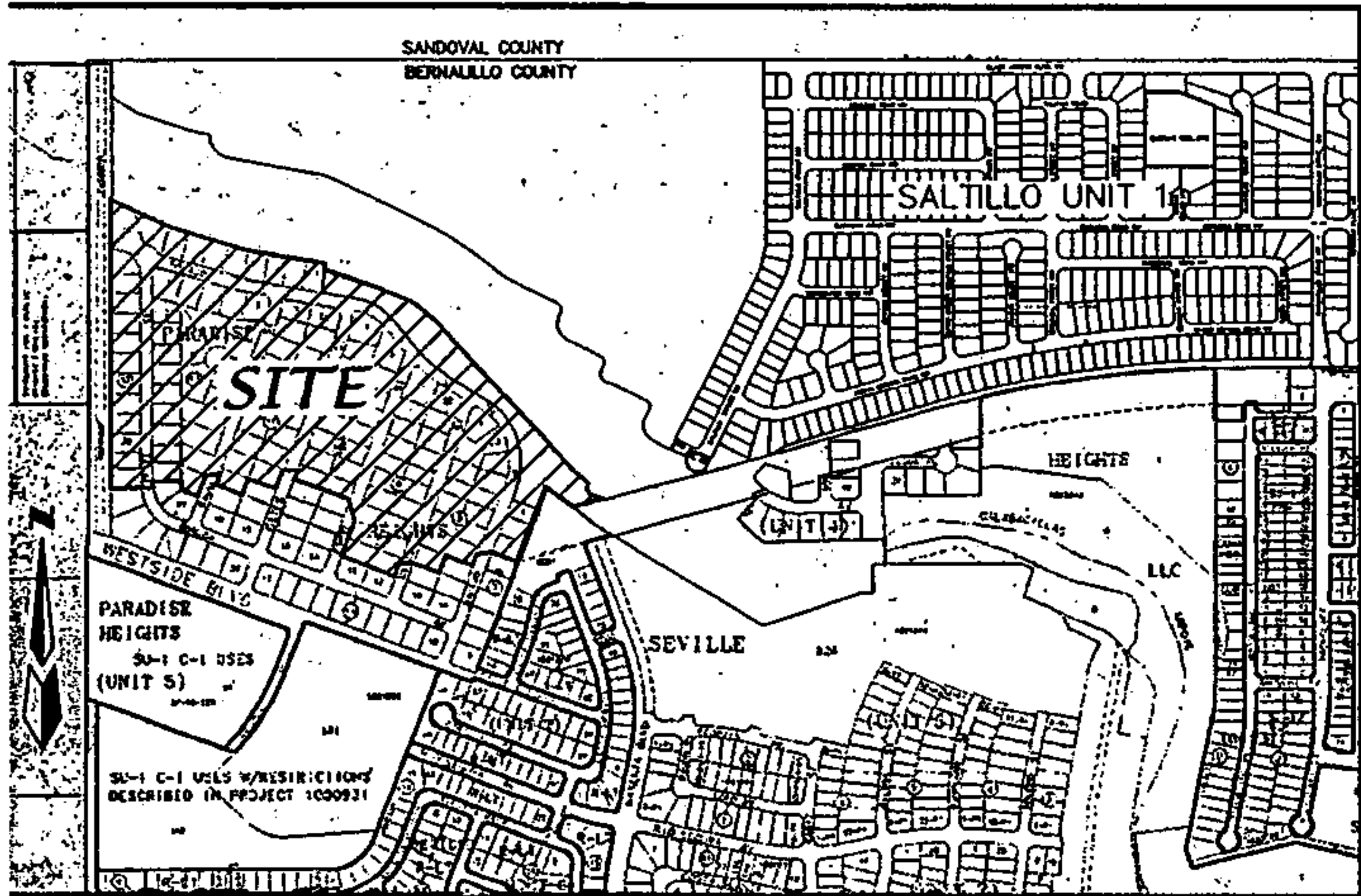
If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnmaform(02/12/08)



LOCATION MAP

ZONE ATLAS A-10-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage.....40.349 Ac.
 Zone Atlas No.....A-10-Z
 No. of Existing Tracts/Lots.....3 Tracts/120 Lots
 No. of Tracts/Lots/Parcels created.....11 Tracts/191 Lots
 No. of Lots/Tracts eliminated.....3 Tracts/120 Lots
 Miles of full width streets created.....1.83
 Miles of half width streets created.....0.12
 Right-of-Way area vacated.....7.4294 Ac.
 Street Area dedicated to the City of Albuquerque.....11.7958 Ac.
 Date of Survey.....May, 2003
 Utility Control Location System Log Number.....2004082799
 Zoning.....R-1

FREE CONSENT AND DEDICATION:

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

OWNER: Capital Alliance Investments, LLC
 A New Mexico Limited Liability Company

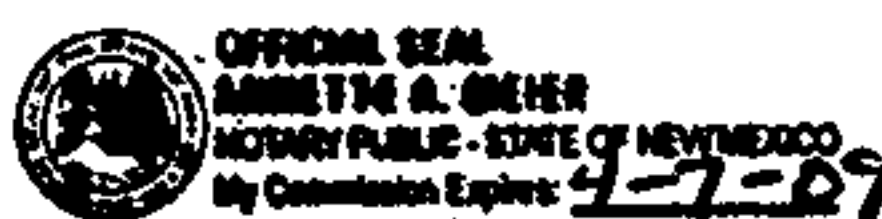
BY: Mike Marra 5/18/06
 Mike Marra, Authorized Agent DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 18, 2006
 By Mike Marra, Authorized Agent of Capital Alliance Investments, LLC, A New Mexico Limited Liability Company on behalf of said Company.

Annita A. Mi 4-7-09
 NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS P, Q & R, SALTILLO UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 2006 in Book 2006C, Page 170; together with Lots 1 thru 3, Block 7; Lots 1 thru 8 and 14 thru 20, Block 8; Lots 1 thru 10, and 13 thru 22, Block 9; Lots 1 thru 9 and 18 thru 25, Block 10; Lots 1 thru 10 and 16 thru 24, Block 11; Lots 1 thru 16 and 19 thru 27, Block 12; and Lots 1 thru 22, Block 13 of PARADISE HEIGHTS, UNIT FIVE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1973 in Volume D5, Folio 111, together with all of Pratt Street N.W., and portions of Ramsey Street N.W., Gates Street N.W., Frost Street N.W., Mason Street N.W. and Navajo Drive N.W. and containing 40.349 acres more or less. (See sheet 7 for metes and bounds description)

NOTES

(SEE SHEET 4)

PURPOSE OF PLAT

1. Subdivide 120 existing lots, 3 Tracts and vacated right-of-way into 191 Residential Lots and 11 Tracts.
2. Grant Easements as shown hereon.
3. Dedicate Right-of-Way as shown hereon.
4. Vacate easements and right-of-way as shown hereon.



OWNER: Collatz, Inc.
 A New Mexico Corporation

BY: Arian Collatz 5/18/06
 Arian Collatz, President DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 18, 2006
 By Arian Collatz, President of Collatz, Inc., A New Mexico Corporation on behalf of said Corporation.

Sharon L. Vickrey June 14, 2006
 NOTARY PUBLIC MY COMMISSION EXPIRES



OWNER: Saitillo Communities, LLC
 (Tracts P, Q and R Saitillo Unit 1)

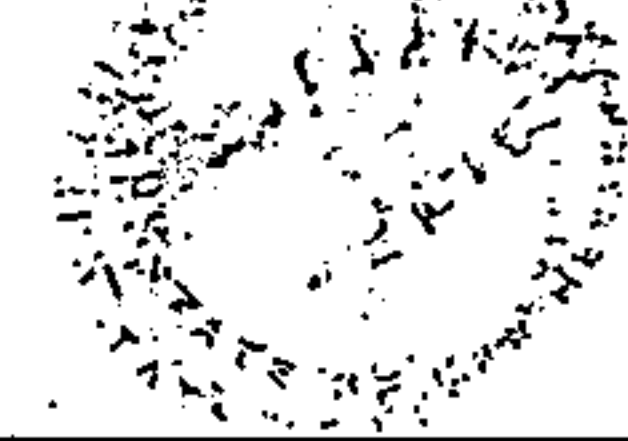
BY: Rex Wilson 5/23/06
 Rex Wilson, Member DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 23, 2006
 By Rex Wilson, Member of Saitillo Communities, LLC, A New Mexico Limited Liability Company on behalf of said Company.

Sherrill R. DePuehowski May 23, 2007
 NOTARY PUBLIC MY COMMISSION EXPIRES



PLAT FOR
ANASAZI RIDGE UNIT 1
 UNIT 1
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2006

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1003684

Application Number: 06DRB-20897

PLAT APPROVAL

Utility Approvals:

<u>Leah D. Mark</u> PNM Electric Services	<u>6-20-06</u> Date
<u>Leah D. Mark</u> PNM Gas Services	<u>6-20-06</u> Date
<u>Roni Cristofari</u> Qwest	<u>6-20-06</u> Date
<u>Tommy Babson</u> Comcast	<u>6-20-06</u> Date
<u>[Signature]</u> New Mexico Utilities, Inc.	<u>6-27-06</u> Date

City Approvals:

<u>MB Hart</u> City Surveyor	<u>6-19-06</u> Date
<u>Scott McDaniel</u> Real Property Division	<u>6-28-06</u> Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	<u>6-28-06</u> Date
<u>Roger A. Shea</u> Water Utility Department	<u>6-28-06</u> Date
<u>Christina Sandoval</u> Parks and Recreation Department	<u>6/28/06</u> Date
<u>Elizabeth M. Magan</u> AMA/FA	<u>6-28-06</u> Date
<u>Bradley L. Bingham</u> City Engineer	<u>6/28/06</u> Date
<u>[Signature]</u> DRB Chairperson, Planning Department	<u>06/29/06</u> Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich 06-19-06
 Timothy Aldrich, Registered Professional Land Surveyor DATE



ALDRICH LAND SURVEYING

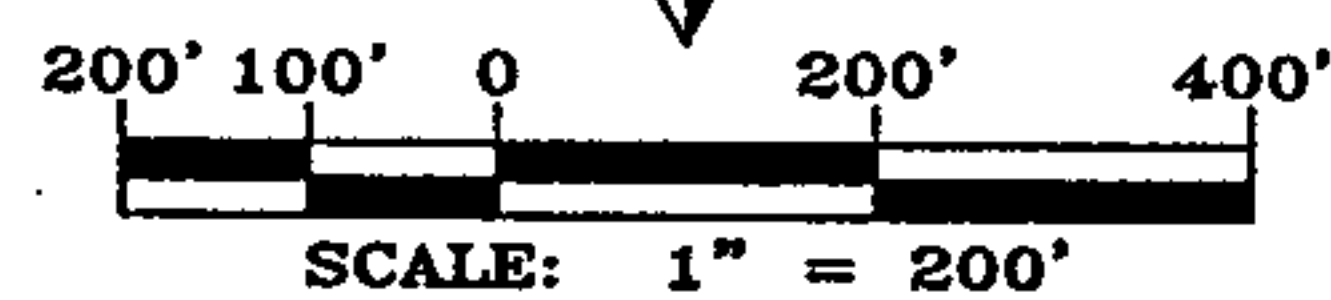
P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

PLAT FOR
ANASAZI RIDGE UNIT 1
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2006

LINE DATA					
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S09°48'16"W	32.34	L18	S20°50'24"W	78.44
L2	S55°40'11"E	218.51	L19	N69°09'36"W	121.35
L3	S12°18'08"E	90.08	L20	S20°50'24"W	85.45
L4	S74°41'06"W	111.80	L21	N69°09'36"W	121.38
L5	N69°10'24"W	138.31	L22	N20°50'24"E	57.46
L6	S20°49'18"W	62.21	L23	S87°09'52"W	34.45
L7	N69°09'36"W	119.87	L24	S20°50'24"W	101.86
L8	S20°50'24"W	80.00	L25	N66°33'19"W	72.42
L9	N69°09'36"W	119.98	L26	N00°13'43"E	44.42
L10	S20°50'24"W	7.19	L27	N89°45'07"W	122.57
L11	S20°50'24"W	44.16	L28	S00°13'43"W	27.13
L12	N69°09'36"W	239.88	L29	S86°40'18"W	171.90
L13	N20°50'24"E	160.00	L30	S80°18'15"E	55.57
L14	N11°13'40"W	94.18	L57	S69°09'36"E	92.69
L15	N69°09'36"W	239.94	L58	N80°49'20"W	102.77
L16	N20°50'24"E	41.07	L59	S20°50'24"W	145.25
L17	S87°09'52"W	54.60	L72	N00°13'43"E	126.68

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	38.54	5000.00	0°26'30"	19.27	N77°04'42"E	38.54
C2	57.72	5000.00	0°39'41"	28.86	N80°52'05"E	57.72
C3	20.04	775.00	1°28'53"	10.02	N87°54'19"E	20.04
C4	13.21	148.05	05°06'41"	6.61	S02°19'16"E	13.20
C5	73.40	325.00	12°56'22"	36.85	S62°08'22"E	73.24
C6	122.15	155.00	45°09'06"	64.44	S78°14'45"E	119.01
C7	218.68	205.00	61°07'10"	121.04	S70°15'43"E	208.46
C8	111.10	275.00	23°08'50"	56.32	S51°16'33"E	110.35
C9	313.34	355.17	50°32'50"	167.69	S37°34'33"E	303.28
C10	48.70	30.00	93°00'46"	31.62	S58°48'31"E	43.53
C162	57.35	50.00	65°43'17"	32.30	S42°02'19"E	54.26

TIE: N71°41'35"E, 7858.78'
 NGS MONUMENT
 "1-A8"
 Y=1531818.60
 X=350152.25
 G-G=0.9996593
 Δα=-00°17'21"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5570.04



- EXISTING EASEMENTS**
- ① EXISTING 7' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, D5-111) VACATED BY V-05DRB-00118
 - ② EXISTING 5' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, D5-111) VACATED BY V-05DRB-00118
 - ③ EXISTING 15' DRAINAGE EASEMENT (03-12-73, D5-111)
 - ④ EXISTING 20' C.O.A. WATERLINE EASEMENT (06-01-06, 06C-170)
 - ⑤ EXISTING 50' R.E.A. EASEMENT (03-12-73, D5-111)
 - ⑥ EXISTING 40' DRAINAGE EASEMENT (03-12-73, D5-111)
 - ⑦ EXISTING 50' PLAINS ELECTRIC EASEMENT (05-08-53, BK. 14, PG 341)
 - ⑧ EXISTING PUBLIC ROADWAY EASEMENT (12-20-00, 02C-310)
 - ⑨ EXISTING 20' C.O.A. SANITARY SEWER EASEMENT (06-01-06, 06C-170)
 - ⑩ EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (04-72, BK. D916, PG.122)
 - ⑪ EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (01-11-71, BK.D887, PG.607)
 - ⑫ EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (01-11-71, BK. D887, PG.607)
 - ⑬ EXISTING 10' PUBLIC UTILITY EASEMENT (06-01-06, 06C-170)

SITE BENCHMARK

ACS MONUMENT
 "SANDBERN"
 ELEVATION=5456.92
 (SLD 1929)



P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

NOTE: (PROPERTY LINES TO BE ELIMINATED BY THIS PLAT.)
 ALL OF: PARADISE HEIGHTS, UNIT FIVE: LOTS 1 THRU 3, BLOCK 7; LOTS 1 THRU 8 AND LOTS 14 THRU 20, BLOCK 8; LOTS 1 THRU 10 AND 13 THRU 22, BLOCK 9; LOTS 1 THRU 9 AND LOTS 18 THRU 25, BLOCK 10; LOTS 1 THRU 10 AND LOTS 16 THRU 24, BLOCK 11; LOTS 1 THRU 9, 11 THRU 16 AND LOTS 19 THRU 27, BLOCK 12; LOTS 1 THRU 22, BLOCK 13; AND ALL OF TRACTS P, Q AND R, SALTILLO UNIT 1.

/// DENOTES RIGHT-OF-WAY VACATION
 A PORTION OF: RAMSEY STREET N.W., GATES STREET N.W., FROST DRIVE N.W. MASON STREET N.W. AND NAVAJO DRIVE N.W.
 ALL OF: PRATT STREET N.W.
 VACATED BY: 05DRB-00118

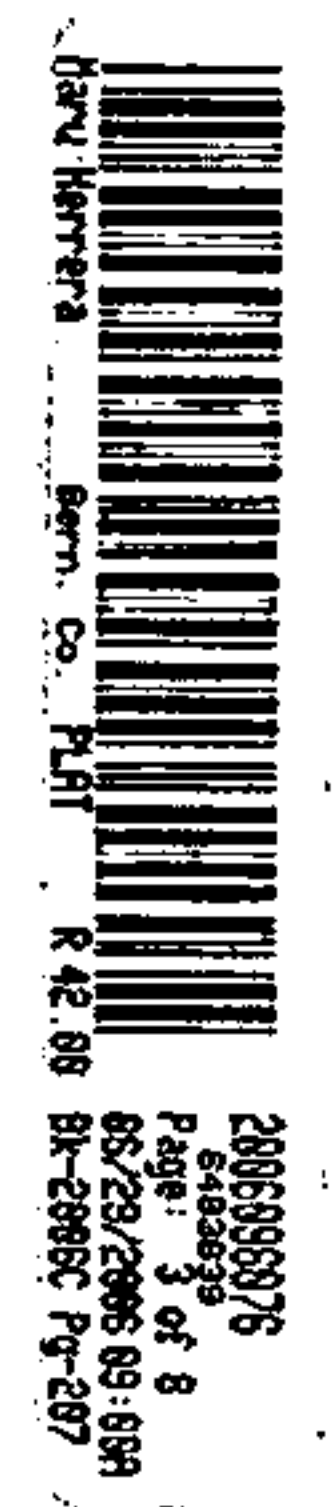
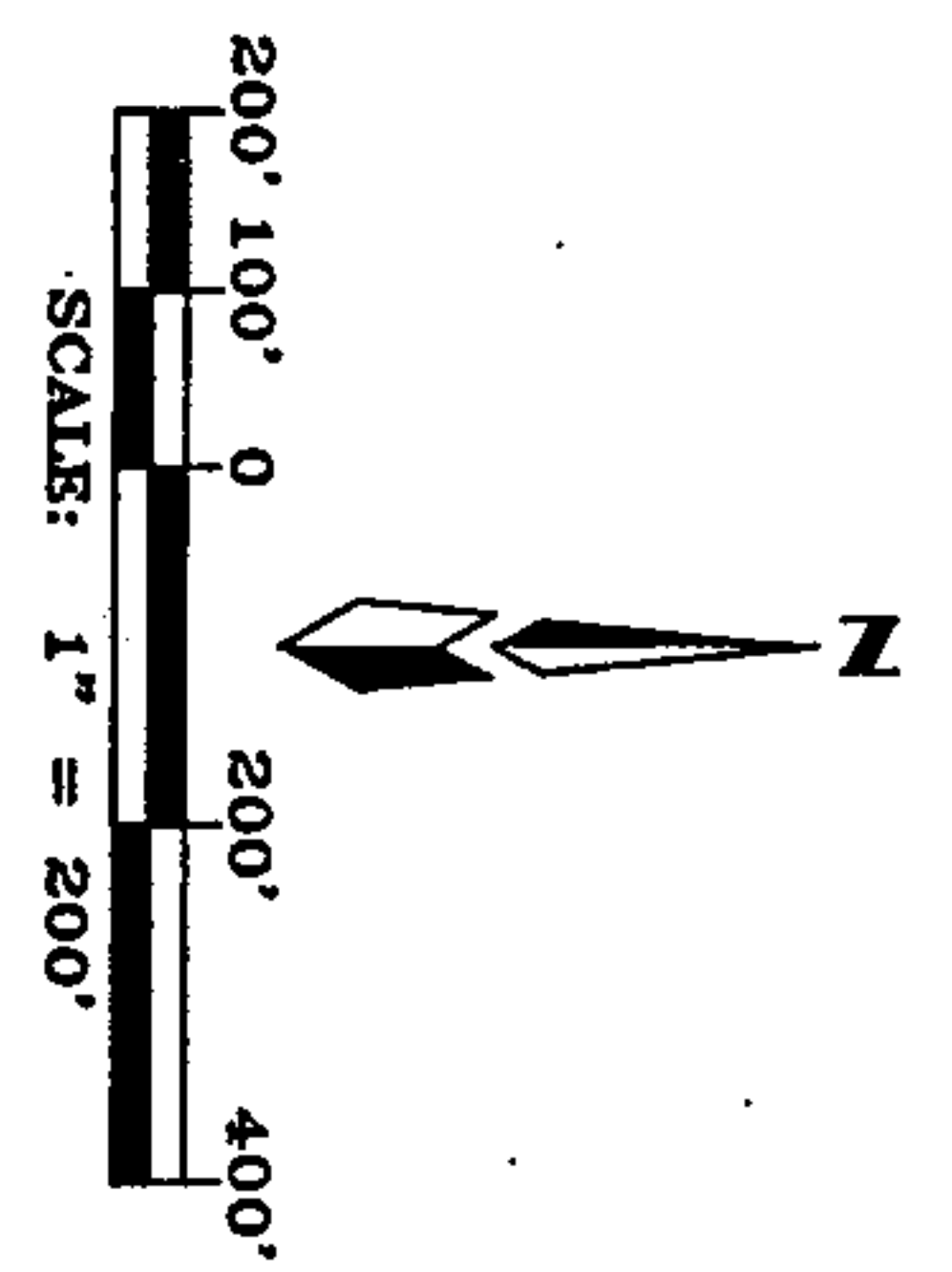
EXISTING RIGHT-OF-WAY VACATION
 325,625 SQUARE FEET
 7.4294 ACRES

SEE SHEET 8 FOR LINE & CURVE DATA

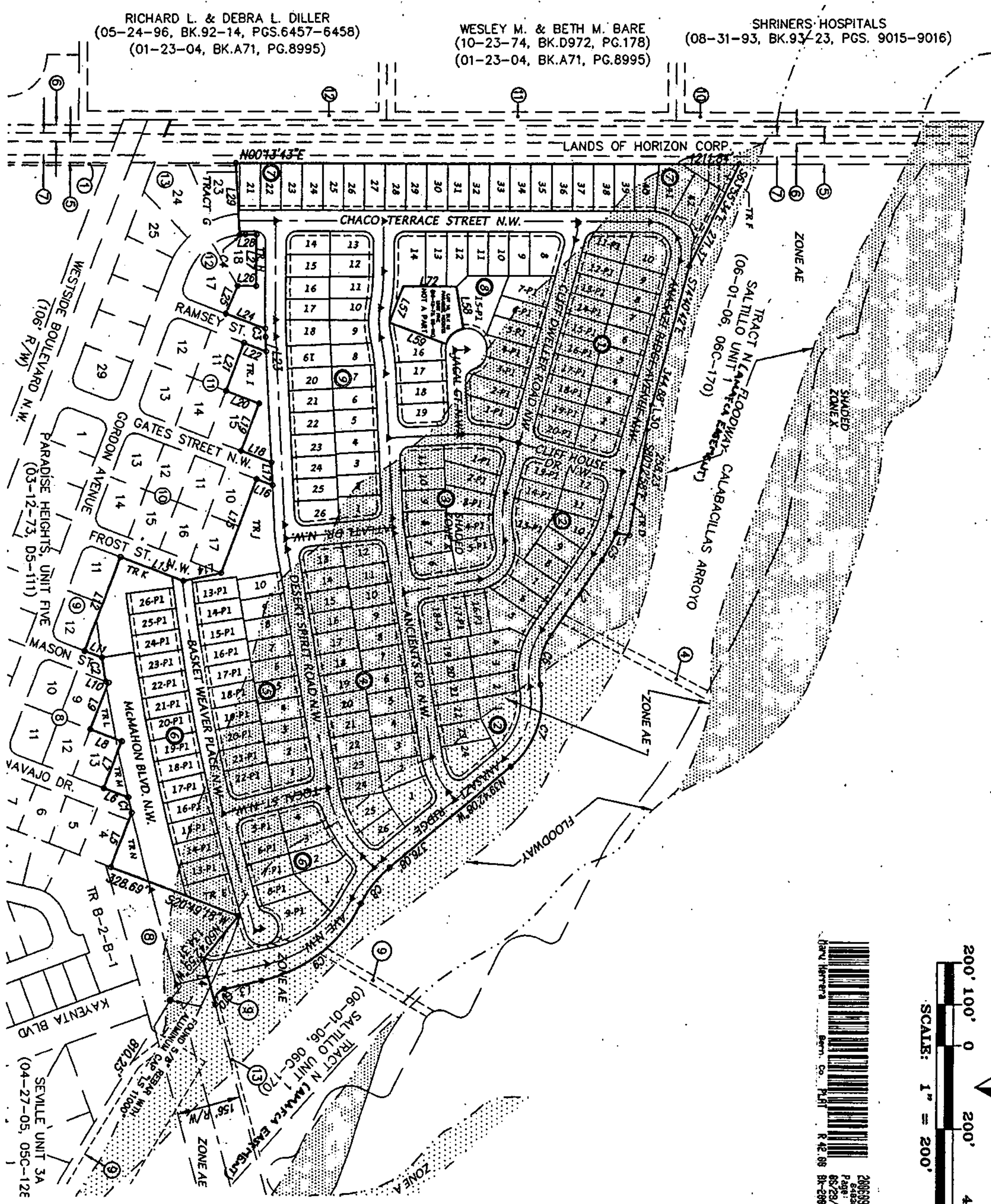
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Scale: 1"=200'	Date: 06/19/06	Job: A04063	2 8

PLAT FOR
ANASAZI RIDGE UNIT 1

WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2006



- EXISTING EASEMENTS**
- ① EXISTING 7' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, D5-111) VACATED BY V-05098B-00118
 - ② EXISTING 5' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, D5-111) VACATED BY V-05098B-00118
 - ③ EXISTING 15' DRAINAGE EASEMENT (03-12-73, D5-111)
 - ④ EXISTING 20' C.O.A. WATERLINE EASEMENT (06-01-06, 06C-170)
 - ⑤ EXISTING 50' R.E.A. EASEMENT (03-12-73, D5-111)
 - ⑥ EXISTING 40' DRAINAGE EASEMENT (03-12-73, D5-111)
 - ⑦ EXISTING 50' PLAINS ELECTRIC EASEMENT (05-08-53, BK.14-PG.341)
 - ⑧ EXISTING PUBLIC ROADWAY EASEMENT (12-20-00, 02C-310)
 - ⑨ EXISTING 20' C.O.A. SANITARY SEWER EASEMENT (06-01-06, 06C-170)
 - ⑩ EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (04-72, BK.0916, PG.122).
 - ⑪ EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (10-23-74, BK.D972, PG.178)
 - ⑫ EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (01-11-71, BK.D887, PG.807)
 - ⑬ EXISTING 10' PUBLIC UTILITY EASEMENT (06-01-06, 06C-170)



RICHARD L. & DEBRA L. DILLER
(05-24-96, BK.92-14, PGS.6457-6458)
(01-23-04, BK.A71, PG.8995)

WESLEY M. & BETH M. BARE
(10-23-74, BK.D972, PG.178)
(01-23-04, BK.A71, PG.8995)

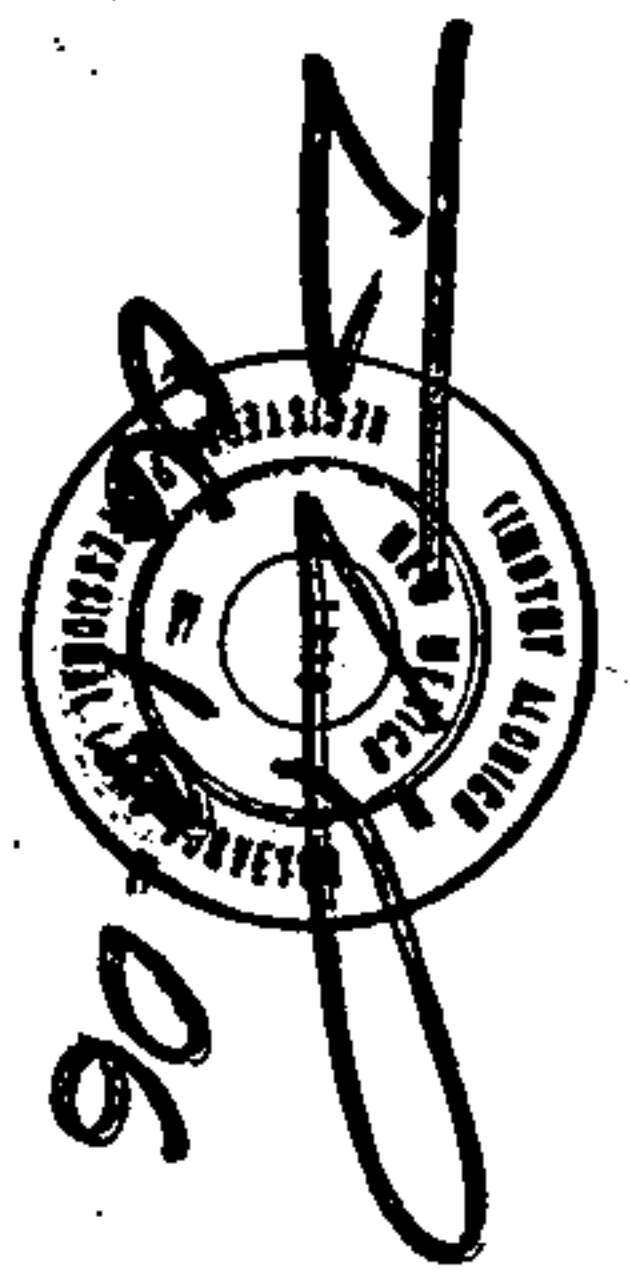
SHRINERS HOSPITALS
(08-31-93, BK.93-23, PGS. 9015-9016)

LIMITS OF FEMA FLOOD ZONES
Until such time that the LOMR is issued to FEMA to remove the floodplain, this area and any future lots that develop in this area may be required by the mortgage company to obtain Flood Insurance.

F:\44063\AR\FINAL PLATS\44063\FPS3.DWG (06-14-06 RCD)

SEE SHEET 2 & 8 FOR LINE AND CURVE DATA

Dwg: 44063\FPS3.DWG	Drawn: RICHARD	Checked: ALS	Sheet 3 of 8
Scale: 1" = 200'	Date: 06/16/06	Job: A04063	



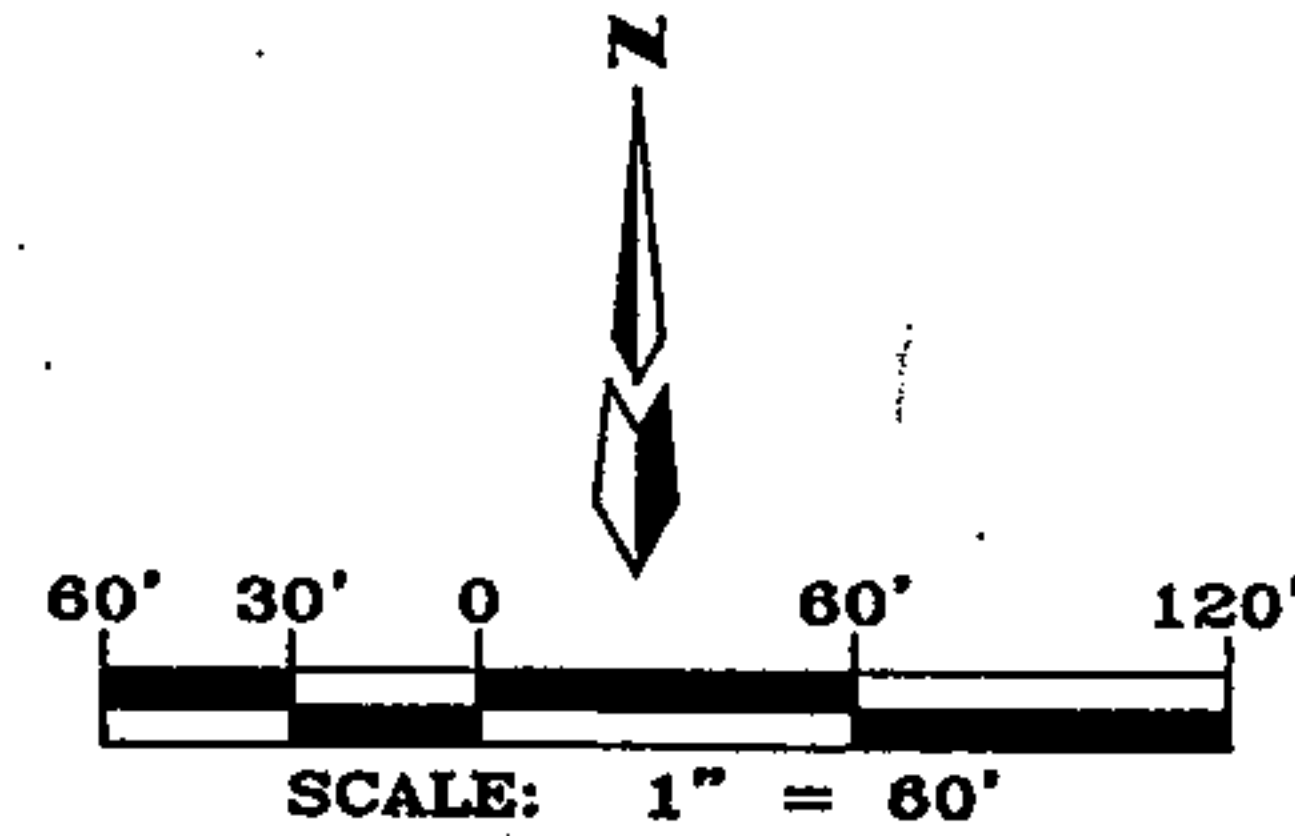
ALDRICH LAND
SURVEYING
P.O. BOX 30701, ALBU, N.M. 87190
505-884-1990

PLAT FOR
ANASAZI RIDGE UNIT 1
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2006

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
 GRANTED WITH THIS PLAT
 R/W = RIGHT-OF-WAY
 C.O.A. = CITY OF ALBUQUERQUE

ALL STREETS SHOWN HEREON ARE
 HEREBY DEDICATED IN FEE SIMPLE
 WITH WARRANTY COVENANTS AS
 PUBLIC RIGHT-OF-WAY



NEW EASEMENTS

- (A) 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.
- (B) 25' PUBLIC SANITARY SEWER EASEMENT GRANTED EXCLUSIVELY TO THE C.O.A. WITH THIS PLAT.
- (C) PUBLIC ROADWAY AND UTILITY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.

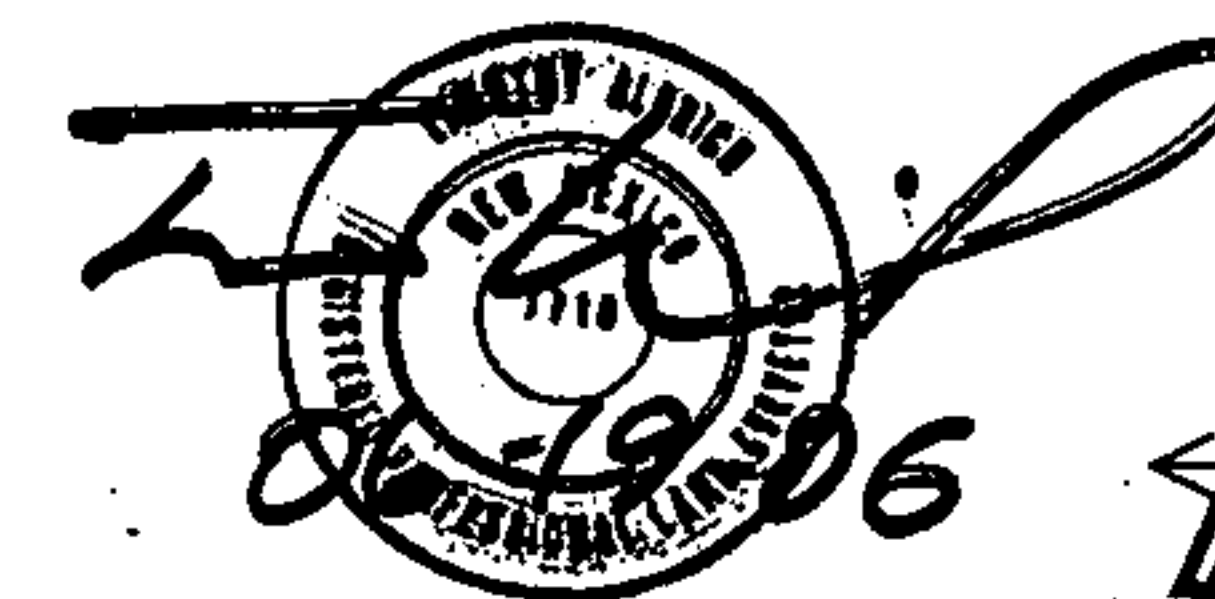


NOTES:

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

PLAT OF "SALTILLO UNIT 1", (06-01-06, 06C-170)
 PLAT OF "RIO RANCHO ESTATES, UNIT 10", (05-08-88, BK. 1 - PG.75)
 PLAT OF "PARADISE HEIGHTS, UNIT FOUR", (05-07-88, D3-201)
 REPLAT OF "PARADISE HEIGHTS, UNIT FOUR", (07-03-75, D6-161)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE", (03-12-73, D5-111)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE, TRACT B-1", (09-19-95, 95C-348)
 PLAT OF "SEVILLE", UNIT 7 (02-26-04, 04C-63)
 PLAT OF "SEVILLE, UNIT 3A", (04-27-05, 05C-128)
 PLAT OF "LANDS OF PARADISE HEIGHTS, L.L.C.", (06-24-03, 03C-189)
 RESULT OF SURVEY "NW 1/4 NW 1/4 TRACT 12 AND THE NORTH LINE OF THE NORTH 1/2 NE 1/4 TRACT 12 (08-30-00, 2000S-127)
 "QUIT CLAIM DEED" (10-15-03, BK. 406, PGS. 177138-177170)
 "SPECIAL WARRANTY DEED" (04-27-95, BK. 95-10, PGS. 3147-3158)
 records of Bernalillo County, New Mexico.

5. All street centerline monumentation shall be installed at all pc's, pt's, angle points and street intersections and shown thus (▲) and will be marked by (4") Aluminum Cap stamped: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION DO NOT DISTURB PLS 7719"
6. Unless otherwise noted all corners are set #5 rebar with cap "ALS LS 7719" (TYP.).
7. Tracts "E" and "G" thru "N" are reserved for Future Development.
8. Tracts "D" AND "F" are hereby dedicated to the City of Albuquerque Open Space with this plat. Tracts D and F are eligible for Open Impact Fee Credits as shown on the CCIP when they are dedicated to the City. A Public Drainage Easement over and across Tracts "D" and "F" is hereby granted to A.M.A.F.C.A. with this plat. (See Sheet 7 for Dedication)
9. This subdivision is within the New Mexico Utilities, Inc. franchise area. Water and Sanitary Sewer capabilities are based on the New Mexico Utilities, Inc. and not the City of Albuquerque's.
10. All lots shown with the P-1 designation shall conform to intermittent design criteria.

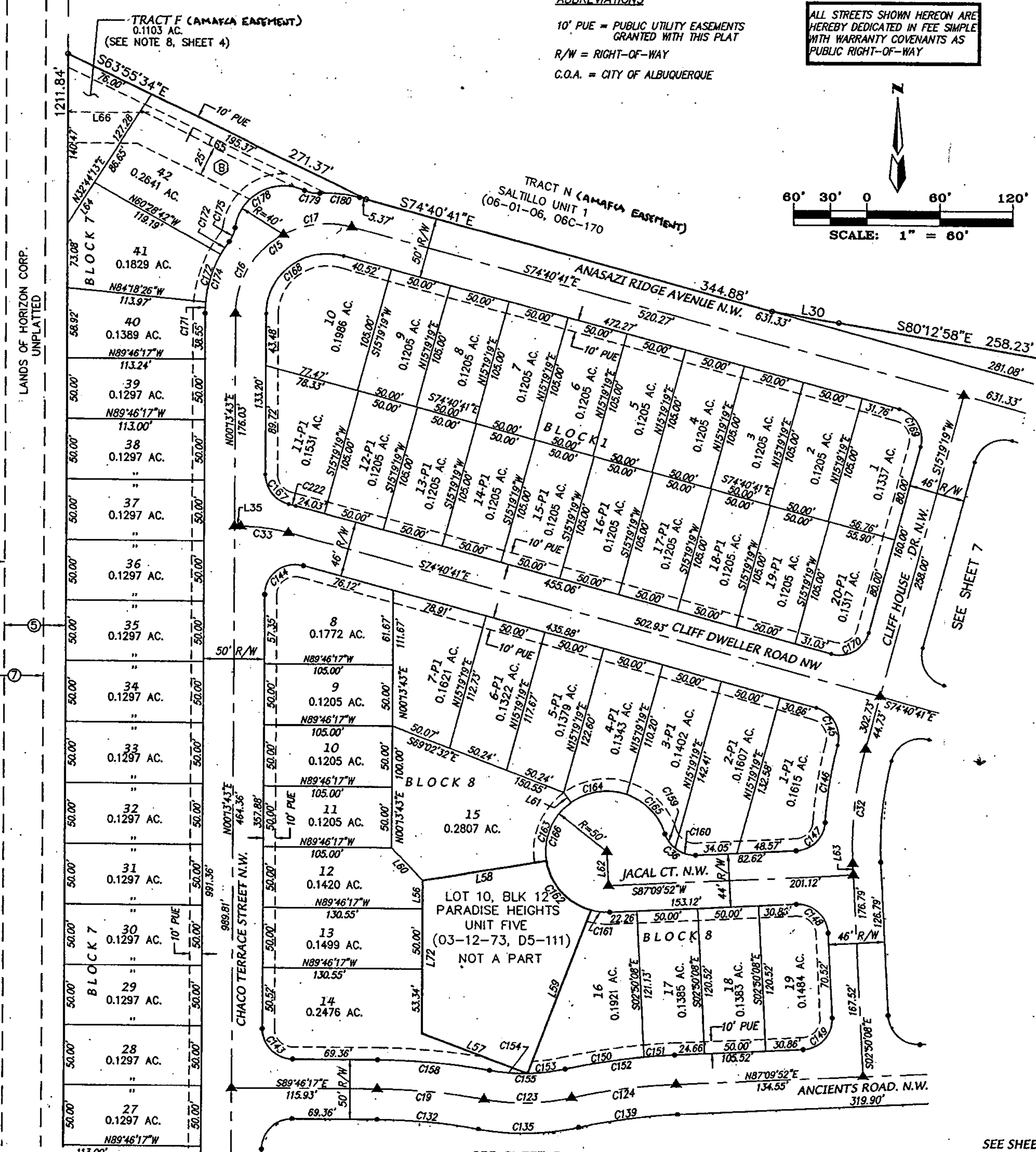


ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

SEE SHEET 8 FOR CURVE & LINE TABLE

Dwg: A4063FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 4 of 8
Scale: 1"=60'	Date: 06/16/06	Job: A04063	



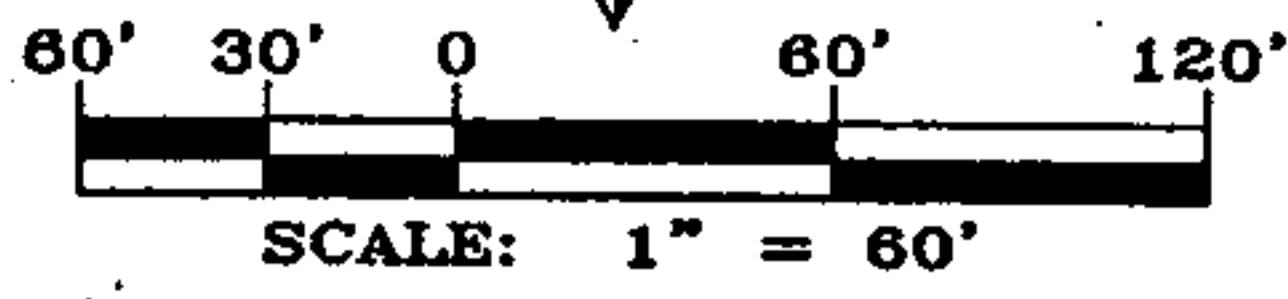
SEE SHEET 5

PLAT FOR ANASAZI RIDGE UNIT 1
 WITHIN THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2006

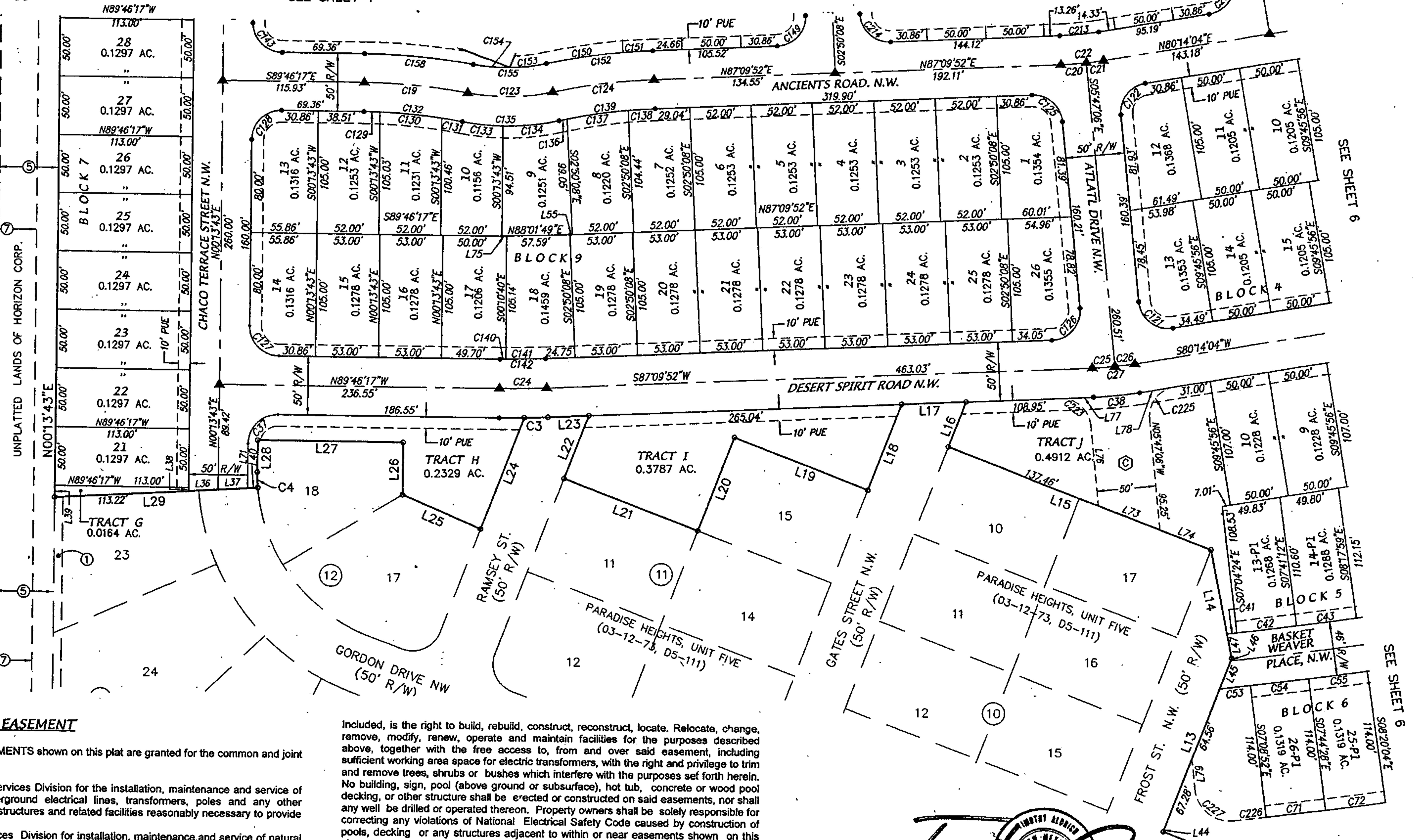
ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

ABBREVIATIONS
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 R/W = RIGHT-OF-WAY
 C.O.A. = CITY OF ALBUQUERQUE

NEW EASEMENTS
 (A) 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.
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 (C) PUBLIC ROADWAY AND UTILITY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.



RICHARD L. & DEBRA L. DILLER
 (05-24-96, BK-92-14, PGS-6457-6458)
 (01-23-04, BK-A71, PG-8995)



PUBLIC UTILITY EASEMENT

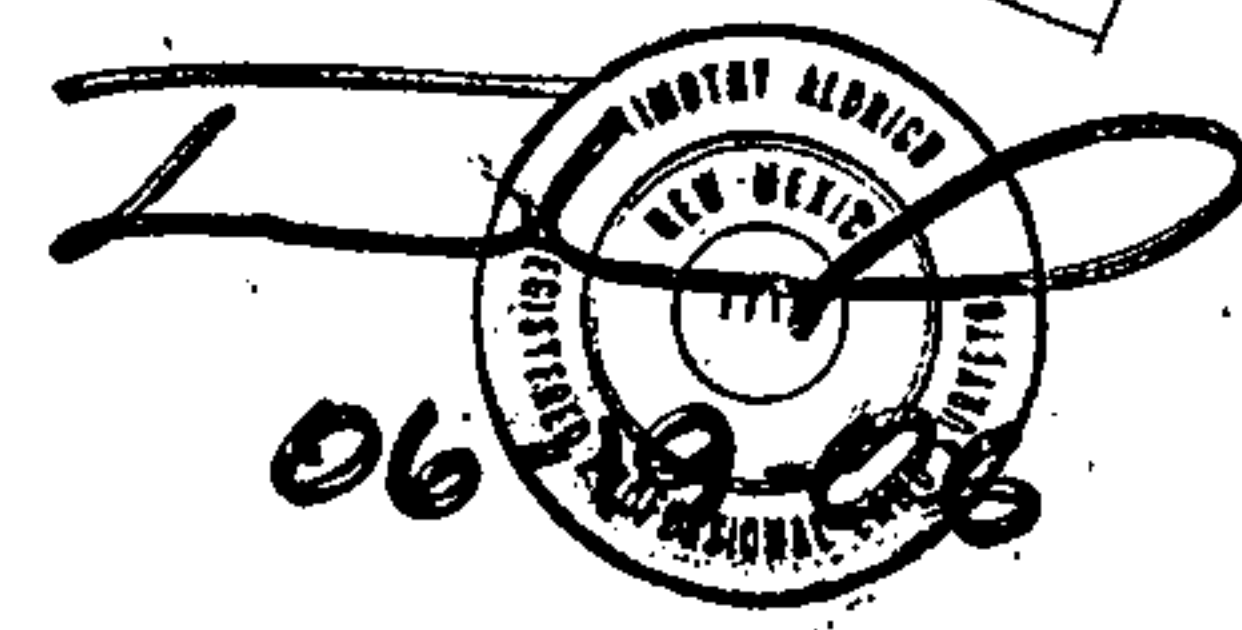
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related 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 the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

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

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



SEE SHEET 8 FOR CURVE & LINE TABLE

P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

Dwg: A4063FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 5 of 8
Scale: 1"=60'	Date: 06/16/06	Job: A04063	

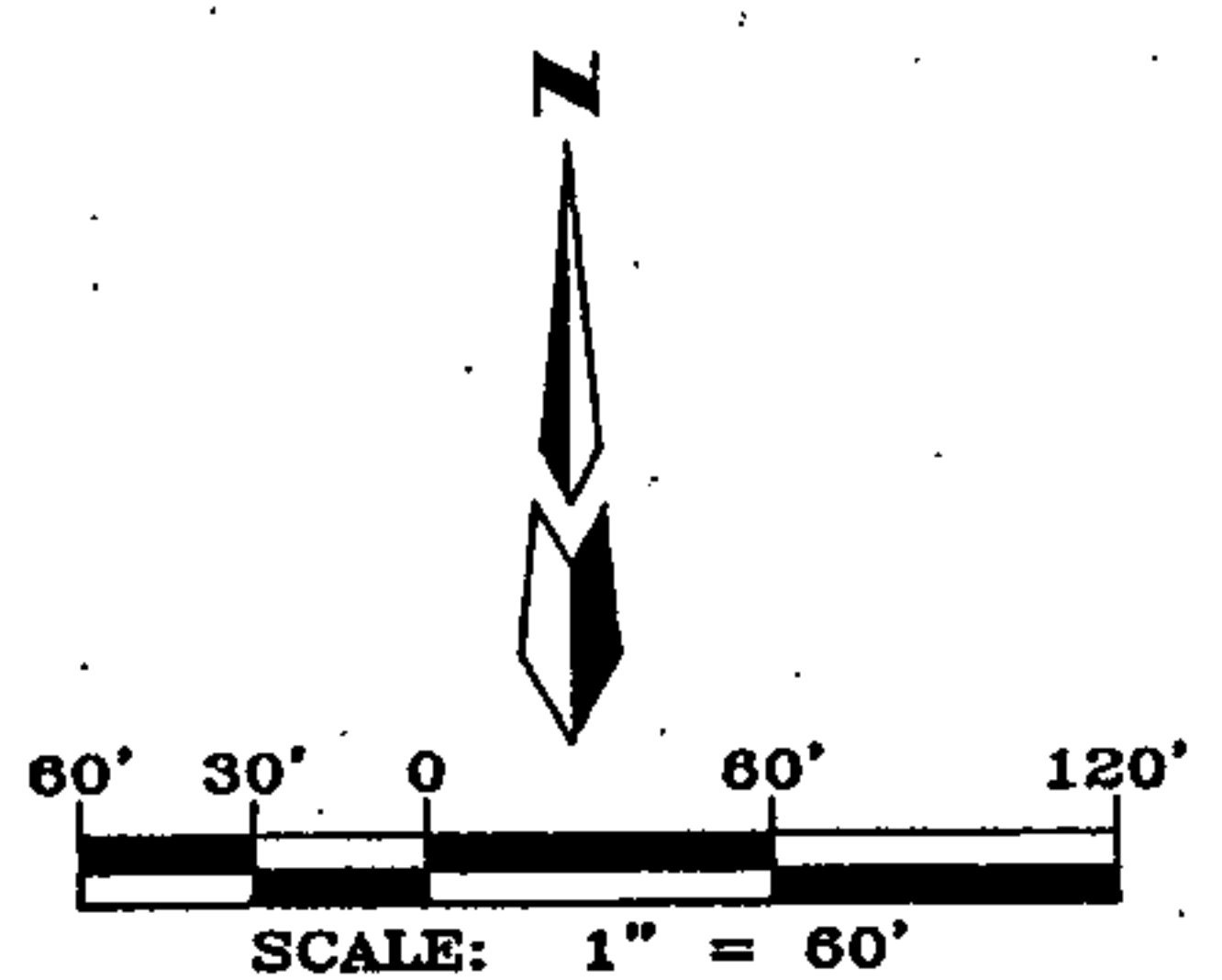
PLAT FOR
ANASAZI RIDGE UNIT 1
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2006

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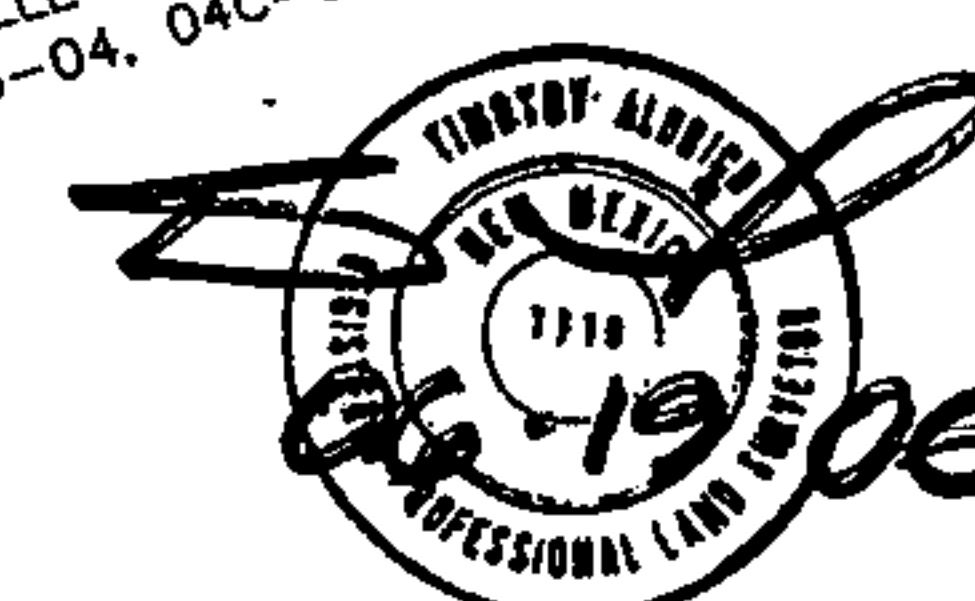
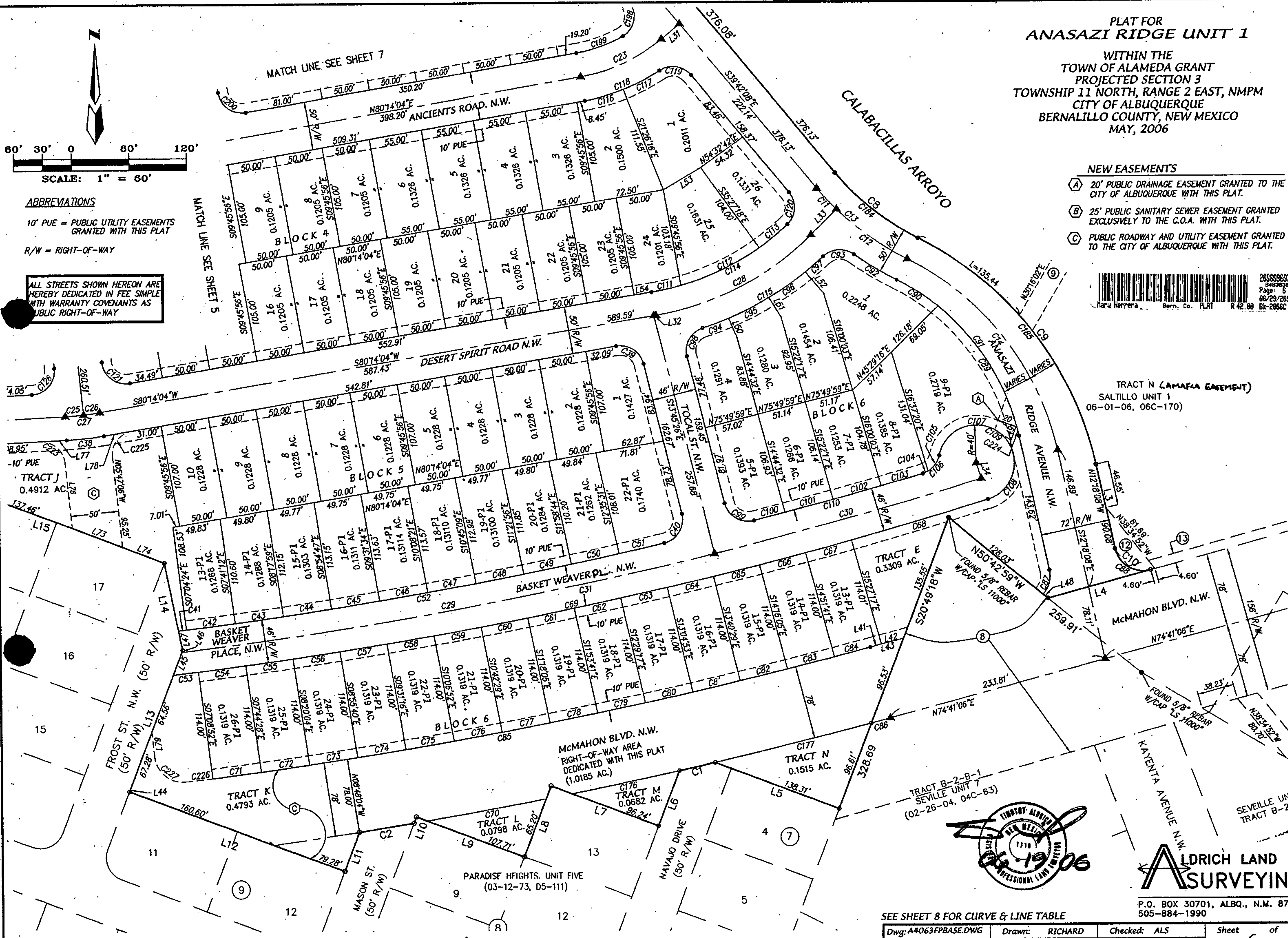


TRACT N (CAMAFCA EASEMENT)
 SALTILLO UNIT 1
 06-01-06, 06C-170)



ABBREVIATIONS
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 R/W = RIGHT-OF-WAY

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

SEE SHEET 8 FOR CURVE & LINE TABLE

Dwg: A4063FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 6 of 8
Scale: 1"=60'	Date: 06/16/06	Job: A04063	6 8

DRAINAGE EASEMENT DEDICATION

PLAT FOR
ANASAZI RIDGE UNIT 1
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2006

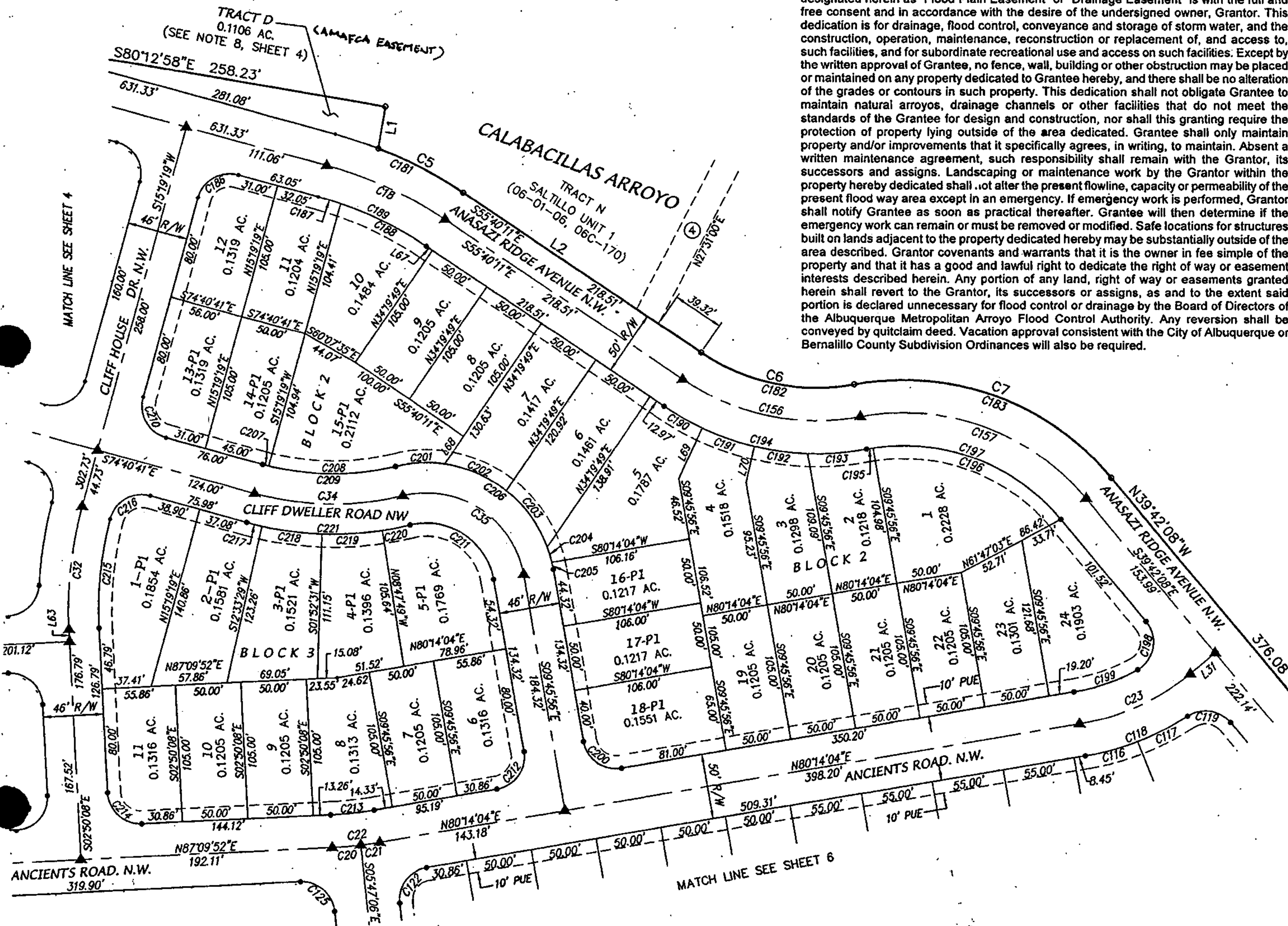
Dedication to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, Grantee, its successors and assigns, of lands, rights of way, and easements designated herein as "Flood Plain Easement" or "Drainage Easement" is with the full and free consent and in accordance with the desire of the undersigned owner, Grantor. This dedication is for drainage, flood control, conveyance and storage of storm water, and the construction, operation, maintenance, reconstruction or replacement of, and access to, such facilities, and for subordinate recreational use and access on such facilities. Except by the written approval of Grantee, no fence, wall, building or other obstruction may be placed or maintained on any property dedicated to Grantee hereby, and there shall be no alteration of the grades or contours in such property. This dedication shall not obligate Grantee to maintain natural arroyos, drainage channels or other facilities that do not meet the standards of the Grantee for design and construction, nor shall this granting require the protection of property lying outside of the area dedicated. Grantee shall only maintain property and/or improvements that it specifically agrees, in writing, to maintain. Absent a written maintenance agreement, such responsibility shall remain with the Grantor, its successors and assigns. Landscaping or maintenance work by the Grantor within the property hereby dedicated shall not alter the present flowline, capacity or permeability of the present flood way area except in an emergency. If emergency work is performed, Grantor shall notify Grantee as soon as practical thereafter. Grantee will then determine if the emergency work can remain or must be removed or modified. Safe locations for structures built on lands adjacent to the property dedicated hereby may be substantially outside of the area described. Grantor covenants and warrants that it is the owner in fee simple of the property and that it has a good and lawful right to dedicate the right of way or easement interests described herein. Any portion of any land, right of way or easements granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control or drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed. Vacation approval consistent with the City of Albuquerque or Bernalillo County Subdivision Ordinances will also be required.

LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS P, Q & R, SALTILLO UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 2006 in Book 2006C, Page 170; together with Lots 1 thru 3, Block 7; Lots 1 thru 8 and 14 thru 20, Block 8; Lots 1 thru 10, and 13 thru 22, Block 9; Lots 1 thru 9 and 18 thru 25, Block 10; Lots 1 thru 10 and 16 thru 24, Block 11; Lots 1 thru 9, 11 thru 27, Block 12; and Lots 1 thru 22, Block 13 of PARADISE HEIGHTS, UNIT FIVE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1973 in Volume D5, Folio 111, together with all of Pratt Street N.W., and portions of Ramsey Street N.W., Gates Street N.W., Frost Street N.W., Mason Street N.W. and Navajo Drive N.W. and containing 40.7524 acres more or less.

BEGINNING at a point on the northerly side of the herein described tract, from whence the Albuquerque Control Survey Monument "1-A10" bears N 34°28'27" E, 773.62 feet;
 THENCE S 09°48'16" W, 32.34 feet to a point on curve;
 THENCE 73.40 feet along a curve to the right, whose radius is 325.00 feet through a central angle of 12°56'22" and whose chord bears S 62°08'22" E, 73.24 feet to a point of tangency;
 THENCE S 55°40'11" E, 218.51 feet to a point of curvature;
 THENCE 122.15 feet along a curve to the left, whose radius is 155.00 feet through a central angle of 45°09'06" and whose chord bears S 78°14'45" E, 119.01 feet to a point of reverse curve;
 THENCE 218.68 feet along a curve to the right, whose radius is 205.00 feet through a central angle of 61°07'10" and whose chord bears S 70°15'43" E, 208.46 feet to a point of tangency;
 THENCE S 39°42'08" E, 376.13 feet to a point of curvature;
 THENCE 111.10 feet along a curve to the left, whose radius is 275.00 feet through a central angle of 23°08'50" and whose chord bears S 51°16'33" E, 110.35 feet to a point of reverse curve;
 THENCE 313.34 feet along a curve to the right, whose radius is 355.17 feet through a central angle of 50°32'50" and whose chord bears S 37°34'33" E, 303.28 feet to a point of tangency;
 THENCE S 12°18'08" E, 90.08 feet to a point of curvature;
 THENCE 48.70 feet along a curve to the left, whose radius is 30.00 feet through a central angle of 93°00'46" and whose chord bears S 58°48'31" E, 43.53 feet to the southeast corner;
 THENCE S 74°41'06" W, 111.80 feet to a point;
 THENCE N 50°42'59" W, 134.31 feet to a point;
 THENCE S 20°49'18" W, 328.69 feet to a point;
 THENCE N 69°10'24" W, 138.31 feet to a point on curve;
 THENCE 38.54 feet along a curve to the right, whose radius is 5000.00 feet through a central angle of 00°26'30" and whose chord bears S 77°04'42" W, 38.54 feet to a point;
 THENCE S 20°49'18" W, 62.21 feet to a point;
 THENCE N 69°09'36" W, 119.87 feet to a point;
 THENCE N 69°09'36" W, 119.98 feet to a point;
 THENCE S 20°50'24" W, 7.19 feet to a point on curve;
 THENCE 57.72 feet along a curve to the right, whose radius is 5000.00 feet through a central angle of 00°39'41" and whose chord bears S 80°52'05" W, 57.72 feet to a point;
 THENCE S 20°50'24" W, 44.16 feet to a point;
 THENCE N 69°09'36" W, 239.88 feet to a point;
 THENCE N 69°09'36" W, 239.88 feet to a point;
 THENCE N 20°50'24" E, 180.00 feet to a point;
 THENCE N 11°13'40" W, 84.18 feet to a point;
 THENCE N 69°09'36" W, 239.94 feet to a point;
 THENCE N 20°50'24" E, 41.07 feet to a point;
 THENCE S 87°09'52" W, 54.80 feet to a point;
 THENCE N 20°50'24" W, 78.44 feet to a point;
 THENCE N 69°09'36" W, 121.35 feet to a point;
 THENCE S 20°50'24" W, 85.45 feet to a point;
 THENCE N 69°09'36" W, 121.38 feet to a point;
 THENCE N 20°50'24" E, 57.46 feet to a point;
 THENCE S 87°09'52" W, 34.45 feet to a point of curvature;
 THENCE 20.04 feet along a curve to the right, whose radius is 775.00 feet through a central angle of 01°28'53" and whose chord bears S 87°54'19" W, 20.04 feet to a point;
 THENCE S 20°50'24" W, 101.86 feet to a point;
 THENCE S 20°50'24" W, 78.44 feet to a point;
 THENCE N 69°09'36" W, 121.35 feet to a point;
 THENCE S 20°50'24" W, 85.45 feet to a point;
 THENCE N 69°09'36" W, 121.38 feet to a point;
 THENCE N 20°50'24" E, 57.46 feet to a point;
 THENCE S 87°09'52" W, 34.45 feet to a point of curvature;
 THENCE 20.04 feet along a curve to the right, whose radius is 775.00 feet through a central angle of 01°28'53" and whose chord bears S 87°54'19" W, 20.04 feet to a point;
 THENCE S 20°50'24" W, 101.86 feet to a point;
 THENCE N 68°33'19" W, 72.42 feet to a point;
 THENCE N 00°13'43" E, 44.42 feet to a point;
 THENCE N 89°45'07" W, 122.57 feet to a point;
 THENCE S 00°13'43" W, 27.13 feet to a point of curvature;
 THENCE 13.21 feet along a curve to the left, whose radius is 148.05 feet through a central angle of 05°06'41" and whose chord bears S 02°19'16" E, 13.20 feet to a point;
 THENCE S 88°40'18" W, 171.90 feet to the southwest corner;
 THENCE N 00°13'43" E, 1211.84 feet to the northwest corner;
 THENCE S 63°55'34" E, 271.37 feet to a point;
 THENCE S 74°40'41" E, 344.88 feet to a point;
 THENCE S 80°18'15" E, 55.57 feet to a point;
 THENCE S 80°12'58" E, 258.23 feet to a point of beginning and containing 40.7511 (GROSS) acres more or less.

EXCEPTING therefrom LOT 10, BLOCK 12, UNIT FIVE, PARADISE HEIGHTS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1973 in Book D5, Page 111 containing 0.4020 acres and containing 40.3491 (NET) acres more or less.



- NEW EASEMENTS**
- (A) 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.
 - (B) 25' PUBLIC SANITARY SEWER EASEMENT GRANTED EXCLUSIVELY TO THE C.O.A. WITH THIS PLAT.
 - (C) PUBLIC ROADWAY AND UTILITY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.

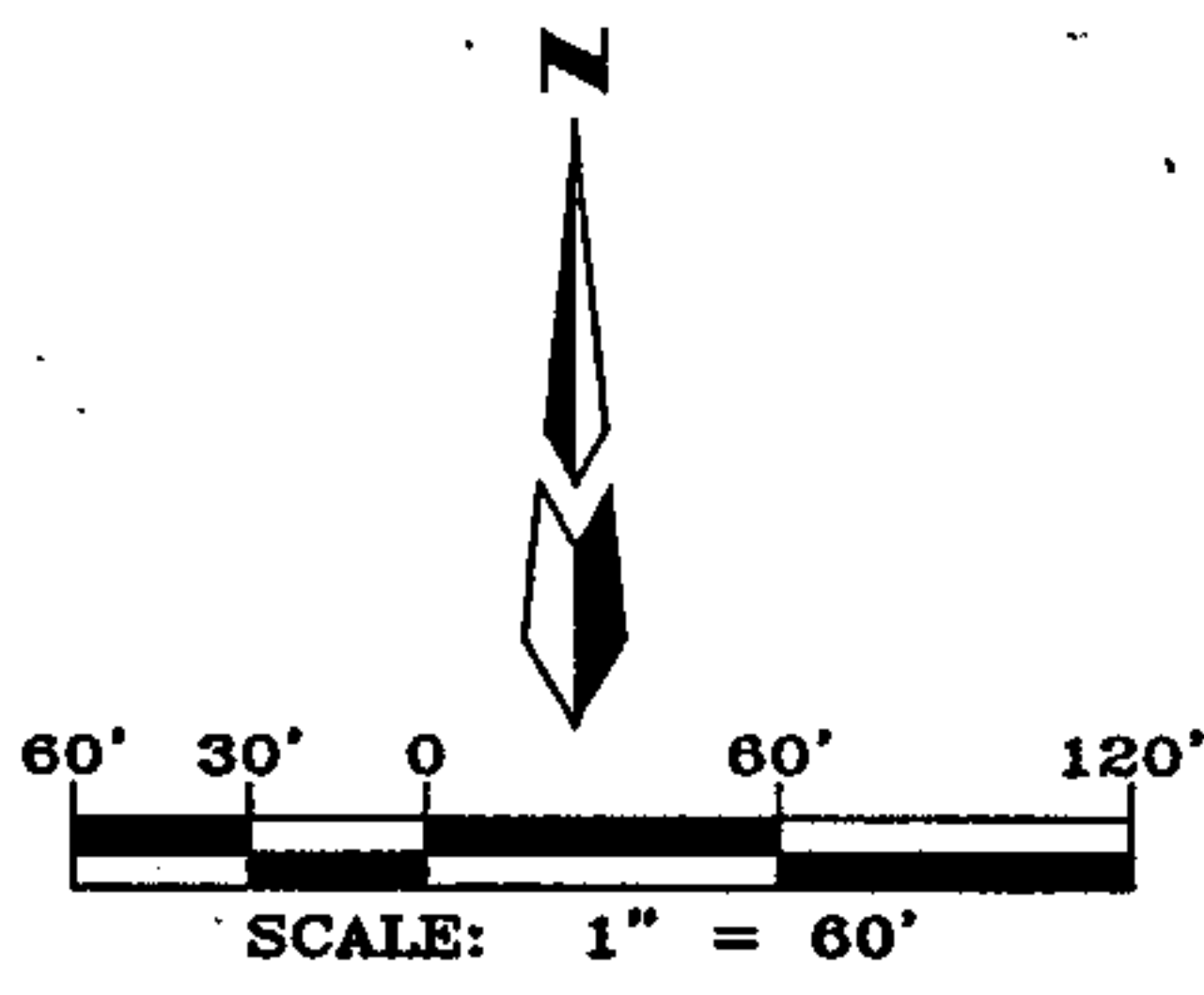
ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

R/W = RIGHT-OF-WAY

C.O.A. = CITY OF ALBUQUERQUE

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY



289886676
 643333
 Page: 7 of 8
 06/29/2006 09:08
 R 42.09 8x-2886C Pg-287

SEE SHEET 8 FOR CURVE & LINE TABLE

Dwg: A4063FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 7 of 8
Scale: 1"=60'	Date: 06/19/06	Job: A04063	

PLAT FOR
ANASAZI RIDGE UNIT 1
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2006

C U R V E T A B L E				C U R V E T A B L E				C U R V E T A B L E				C U R V E T A B L E			
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD	CHORD	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD	CHORD
C1	38.54	5000.00	0.2630°	19.27	N77.0442°E	38.54	C75	50.97	4922.00	0.3536°	25.49	N80.1056°E	50.97	C150	65.41
C2	57.72	5000.00	0.3941°	28.86	N80.5205°E	57.72	C76	50.97	4922.00	0.3536°	25.49	N79.3519°E	50.97	C151	25.35
C3	20.04	775.00	1.2853°	10.02	N87.5419°E	20.04	C77	50.97	4922.00	0.3536°	25.49	N78.5843°E	50.97	C152	90.76
C4	13.21	148.05	5.0641°	6.61	S02.1916°E	13.20	C78	50.97	4922.00	0.3536°	25.49	N78.2407°E	50.97	C153	31.16
C5	73.40	325.00	12.5622°	36.85	S82.0822°E	73.24	C79	50.97	4922.00	0.3536°	25.49	N77.4831°E	50.97	C154	31.20
C6	122.15	155.00	45.0906°	64.44	S78.1445°E	119.01	C80	50.97	4922.00	0.3536°	25.49	N77.1255°E	50.97	C155	62.35
C7	218.68	205.00	61.0710°	121.04	N70.1543°W	208.46	C81	50.97	4922.00	0.3536°	25.49	N76.3719°E	50.97	C156	141.85
C8	111.10	275.00	23.0850°	56.32	S71.1633°E	110.35	C82	50.97	4922.00	0.3536°	25.49	N76.0143°E	50.97	C157	192.01
C9	313.34	355.17	50.3250°	167.69	N37.3433°W	303.28	C83	50.97	4922.00	0.3536°	25.49	N75.2607°E	50.97	C158	92.36
C10	48.70	300.00	93.0046°	31.62	S58.4831°E	43.53	C84	38.98	4922.00	0.2713°	19.49	N74.5442°E	38.98	C159	14.81
C11	30.10	300.00	54.4537°	15.06	S42.3437°E	30.09	C85	70.61	4922.00	8.1002°	35.14	N78.4607°E	70.62	C160	18.06
C12	91.10	300.00	17.2353°	45.90	S84.0902°E	90.75	C86	20.87	5000.00	0.1421°	10.44	N74.4816°E	20.87	C161	15.65
C13	121.20	300.00	23.0850°	61.44	S51.1633°E	120.38	C87	27.77	30.00	53.0224°	14.97	N47.303°E	26.79	C162	57.35
C14	264.66	300.00	50.3250°	141.64	N37.3433°W	256.16	C88	48.70	30.00	93.0046°	31.62	S58.4831°E	43.53	C163	55.14
C15	137.57	75.00	105.0356°	67.91	S52.4631°W	119.08	C89	152.79	244.83	35.4525°	78.98	N52.5228°W	150.32	C164	47.85
C16	80.27	75.00	61.1929°	44.47	S30.5328°W	76.50	C90	51.69	244.83	12.0547°	25.94	N56.4805°W	51.59	C165	46.72
C17	57.29	75.00	43.4606°	30.13	S53.2616°W	55.91	C91	215.99	244.83	50.3350°	115.59	N37.3433°W	209.05	C166	222.81
C18	99.53	300.00	19.0030°	50.22	N65.1026°W	99.07	C92	52.19	325.00	9.1204°	26.15	S58.1456°E	52.14	C167	33.54
C19	87.86	500.00	10.0448°	44.10	N84.4353°W	87.85	C93	35.10	25.00	80.2656°	21.14	S68.0737°W	32.29	C168	91.71
C20	21.73	300.00	4.0902°	10.87	N88.0521°E	21.73	C94	29.07	325.00	5.0731°	14.55	N69.3524°E	28.08	C169	39.27
C21	14.55	300.00	2.4647°	7.28	N81.3727°E	14.55	C95	47.47	325.00	8.2207°	23.78	N62.5035°E	47.43	C170	39.27
C22	36.29	300.00	6.5549°	18.17	N63.4138°E	36.26	C96	47.51	325.00	8.2207°	23.78	N54.2919°E	47.27	C171	9.54
C23	94.05	180.00	29.5612°	48.12	N65.1558°E	92.98	C97	25.05	325.00	4.2425°	12.53	N48.0638°E	25.04	C172	41.59
C24	40.11	750.00	3.0351°	20.06	N88.4148°E	40.10	C98	37.49	25.00	85.5436°	23.28	S29.1152°W	34.07	C173	12.67
C25	19.39	300.00	3.4211°	9.70	N85.1847°E	19.39	C99	33.60	25.00	90.3450°	26.25	S59.0251°E	33.60	C174	63.80
C26	16.90	300.00	3.1338°	8.45	N81.5053°E	16.90	C100	33.60	4762.00	0.2416°	16.80	N75.2736°E	33.60	C175	12.61
C27	36.29	300.00	6.5549°	18.17	N63.4138°E	36.26	C101	52.31	4762.00	0.3746°	26.15	N75.2736°E	52.31	C176	114.59
C28	186.85	300.00	35.4109°	96.57	N62.2329°E	183.85	C102	52.31	4762.00	0.3746°	26.15	N71.850°E	52.31	C177	168.71
C29	566.20	4785.00	64.647°	283.43	N79.3757°E	565.87	C103	45.56	4762.00	0.3746°	26.15	N73.4150°E	45.56	C178	74.95
C30	290.68	4785.00	32.850°	145.39	N74.3009°E	290.64	C104	6.14	25.00	14.0453°	3.08	N66.2502°E	6.12	C179	12.61
C31	856.88	4785.00	101.537°	429.59	N77.5332°E	855.73	C105	20.85	25.00	47.4734°	11.08	N33.2913°E	20.25	C180	33.16
C32	95.07	300.00	3.2927°	15.30	S06.1436°W	94.67	C106	26.99	25.00	61.5137°	14.98	N42.3115°E	25.70	C181	107.82
C33	39.51	150.00	15.0536°	19.87	N82.1329°W	39.40	C107	97.65	40.00	139.5232°	109.53	S22.0651°W	75.15	C182	122.15
C34	114.27	225.00	29.0551°	58.39	S89.1337°E	113.04	C108	70.72	40.00	101.1746°	48.78	S81.3142°E	61.86	C183	218.68
C35	123.06	75.00	94.0036°	60.44	N56.4614°W	109.71	C109	168.37	40.00	241.1018°	67.67	N47.4925°W	68.87	C184	111.10
C36	32.87	25.00	7.5193°	15.30	S55.1022°E	30.55	C110	183.78	4762.00	2.1241°	91.90	N76.3317°E	183.77	C185	313.34
C37	39.27	25.00	90.0000°	19.68	S45.1343°W	35.36	C111	31.64	275.00	6.3534°	15.84	N76.5612°E	31.63	C186	39.27
C38	39.31	325.00	6.5549°	19.68	N83.4158°E	39.29	C112	91.66	275.00	19.0548°	46.26	N67.0536°E	91.23	C187	17.96
C39	37.53	25.00	86.0030°	23.25	N56.4541°W	34.10	C113	38.55	275.00	8.0158°	19.31	N50.3143°E	38.52	C188	73.27
C40	39.52	25.00	90.7450°	23.25	N31.3159°E	35.53	C114	161.85	275.00	33.4520°	83.35	N63.2224°E	159.53	C189	91.23
C41	8.51	4762.00	0.0609°	4.26	N82.5840°E	8.51	C115	148.90	325.00	26.1530°	75.78	N59.0139°E	147.60	C190	33.50
C42	50.96	4762.00	0.3647°	25.48	N82.3712°E	50.96	C116	41.76	205.00	11.4020°	20.95	N72.3354°E	41.69	C191	42.07
C43	50.96	4762.00	0.3647°	25.48	N82.0025°E	50.96	C117	42.82	205.00	11.5850°	21.49	N62.3442°E	42.78	C192	40.90
C44	50.96	4762.00	0.3647°	25.48	N81.2337°E	50.96	C118	84.58	205.00	23.3825°	42.90	N68.7451°E	83.74	C193	45.08
C45	50.96	4762.00	0.3647°	25.48	N80.4650°E	50.96	C119	36.52	25.00	83.4213°	22.39	N81.3314°W	33.36	C194	161.55
C46	50.96	4762.00	0.3647°	25.48	N80.1002°E	50.96	C120	37.62	25.00	86.1252°	23.40	N03.2418°E	34.17	C195	5.19
C47	50.96	4762.00	0.3647°	25.48	N79.3315°E	50.96	C121	41.01	25.00	93.5850°	26.80	S52.4631°E	36.56	C196	160.15
C48	50.96	4762.00	0.3647°	25.48	N78.5627°E	50.96	C122	37.53	25.00	86.0110°	23.32	S37.1329°W	34.11	C197	165.34
C49	50.96	4762.00	0.3647°	25.48	N78.1940°E	50.96	C123	72.41	180.00	23.0255°	36.70	N88.4703°E	71.92	C198	44.15
C50	50.96	4762.00	0.3647°	25.48	N77.4252°E	50.96	C124	86.44	500.00	9.5417°	43.33	S82.7244°W	86.33	C199	50.72
C51	48.59	4762.00	0.3504°	24.29	N77.0656°E	48.59	C125	37.98	25.00	87.0301°	23.74	N40.4183°E	34.43	C200	39.27
C52	515.77	4762.00	6.1221°	258.14	N79.5534°E	515.52	C126	40.56	25.00	92.5659°	26.32	N40.4183°E	36.25	C201	37.71
C53	26.42	4808.00	0.1853°	13.21	N83.0034°E	26.42	C127	39.27	25.00	90.0000°	25.00	S44.4617°E	35.36	C202	51.53
C54	49.79	4808.00	0.3536°	24.90	N81.5744°E	49.79	C128	13.49	475.00	1.3738°	6.75	N88.5728°W	13.49	C203	53.81
C55	49.79	4808.00	0.3536°	24.90	N81.2208°E	49.79	C129	52.21	475.00	6.1751°	26.13	N84.5941°W	52.18	C204	12.07
C56	49.79	4808.00	0.3536°	24.90	N80.4632°E	49.79	C130	82.47	475.00	11.3738°	41.89	N80.4608°W	83.46	C205	5.68
C57	49.79	4808.00	0.3536°	24.90	N79.7044°E	49.79	C131	17.86	475.00	2.0916°	8.33	N80.4608°W	17.86	C206	160.80
C58	49.79	4808.00	0.3536°	24.90	N78.9456°E	49.79	C132	83.57	475.00	10.0448°	41.89	N84.3353°W	83.46	C207	97.58
C59	49.79	4808.00	0.3536°	24.90	N78.1868°E	49.79	C133	34.55	205.00	3.3918°	17.31	N84.3109°E	34.50	C208	202.00
C60	49.79	4808.00	0.3536°	24.90	N77.4281°E	49.79	C134	47.92	205.00	13.2357°	24.07	N83.5724°E	47.81	C209	102.59
C61	49.79	4808.00	0.3536°	24.90	N76.6693°E	49.79	C135	82.47	205.00	23.0255°	41.80	N88.4703°E	81.91	C210	85.32
C62	49.79	4808.00	0.3536°	24.90	N75.9105°E	49.79	C136	6.84	475.00	0.4929°	3.42	S77.4020°W	6.84	C211	85.32
C63	49.79	4808.00	0.3536°	24.90	N75.1517°E	49.79	C137	52.31	475.00	6.1833°</					

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 FEB. 26, 2008 To MARCH 12, 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.

Eligette Mow / Mark Woodwin & Ass. 2-15-08
(Applicant or Agent) (Date)

I issued 4 signs for this application, 02/15/08 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003684

DRB# 1005087
Cibola

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Capital Alliance Investments, LLC and Collatz, Inc. ("Developer") effective as of this 5 day of December, 2006, and pertains to the subdivision commonly known as Anasazi Ridge, Unit 2, and more particularly described as Tracts, G, H, I, J and K of Anasazi Ridge, Unit 1 filed in the Bernalillo County Clerk's office 6/29/2006, Book 2006C, Page 207 together with Lot 11, Block 9, Lots 10-17, Block 10, Lots 11-15, Block 11, Lots 17-18, Block 12, Lots 23-29, Block 13 and Lot 1, Block 14, Paradise Heights, Unit 5 filed in Bernalillo County Clerk's office 3/12/1973, Book D5, Page 111. (the "Subdivision".) The following individual lots comprise the subdivision:

See attached Subdivision Plat Addresses

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

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

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

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

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

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

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

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
 - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.



- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."


6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

MARRA
Signature
MIKE MARRA Authorized Agent
Name (typed or printed) and title
Capital Alliance Investments, LLC
Developer

[Signature]
Signature
ARLAN COLATZ, PRESIDENT
Name (typed or printed) and title
Collatz, Inc.
Developer

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on Dec 5, 2006, by Mike Marra
as Authorized Agent of Capital Alliance Investments, LLC, a
New Mexico limited liability company.

 OFFICIAL SEAL
Tommy Graham
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 6-22-10
My commission expires:
6-22-10

[Signature]
Notary Public

Cibola

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on December 5, 06 by Arlan Collatz
as President of Collatz, Inc., a New Mexico

corp. 12800. OFFICIAL SEAL
SHARON L. VICKREY
Notary Public
State of New Mexico
My Commission Expires 6/14/2010
My commission expires:
June 14, 2010

Sharon L. Vickrey
Notary Public

ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]
Signature

KIZITO WIJENJE, CAPITAL MASTER PLAN DIRECTOR
Name (typed or printed) and title

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on December 11, 2006, by Kizito Wijenje
as Capital Master Plan Director of the Albuquerque Municipal School District No.
12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State
of New Mexico.

[Signature]
Notary Public

My commission expires:
July 8, 2008

OFFICIAL SEAL
Martin Eckert, Jr.
NOTARY PUBLIC
State of New Mexico
My Commission Expires: July 8, 2008

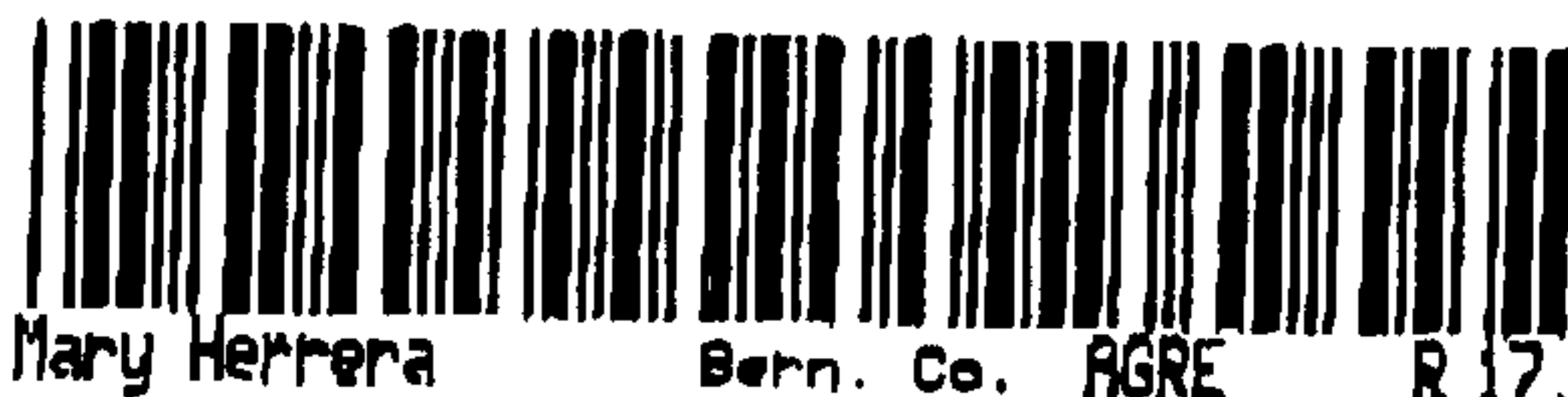


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Page: 3 of 5
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SUBDIVISION PLAT ADDRESSES

Project: Anasazi Ridge, Unit 2 **Date:** 11/29/06
CPN: 759582 **DRB No.:** 1003684

Lot	Block	Address
1	7	6538 Basket Weaver Ave NW
2	7	6540 Basket Weaver Ave NW
3	7	6542 Basket Weaver Ave NW
4	7	6544 Basket Weaver Ave NW
5	7	6546 Basket Weaver Ave NW
6	7	6548 Basket Weaver Ave NW
7	7	6550 Basket Weaver Ave NW
8	7	6552 Basket Weaver Ave NW
9	7	6554 Basket Weaver Ave NW
10	7	6556 Basket Weaver Ave NW
11	7	6558 Basket Weaver Ave NW
12	7	6560 Basket Weaver Ave NW
13	7	6562 Basket Weaver Ave NW
14	7	6564 Basket Weaver Ave NW
15	7	10701 Chaco Terrace St NW
16	7	10705 Chaco Terrace St NW
17	7	10709 Chaco Terrace St NW
18	7	10715 Chaco Terrace St NW
19	7	10719 Chaco Terrace St NW
20	7	10723 Chaco Terrace St NW
1	8	6538 Desert Spirit Rd NW
2	8	6540 Desert Spirit Rd NW
3	8	6542 Desert Spirit Rd NW
4	8	6544 Desert Spirit Rd NW
5	8	6546 Desert Spirit Rd NW
6	8	6548 Desert Spirit Rd NW
7	8	6550 Desert Spirit Rd NW
8	8	6552 Desert Spirit Rd NW
9	8	6554 Desert Spirit Rd NW
10	8	6556 Desert Spirit Rd NW
11	8	6558 Desert Spirit Rd NW
12	8	6560 Desert Spirit Rd NW
13	8	6562 Desert Spirit Rd NW
14	8	6564 Desert Spirit Rd NW
15	8	6565 Basket Weaver Ave NW
16	8	6563 Basket Weaver Ave NW
17	8	6561 Basket Weaver Ave NW
18	8	6559 Basket Weaver Ave NW
19	8	6557 Basket Weaver Ave NW
20	8	6555 Basket Weaver Ave NW

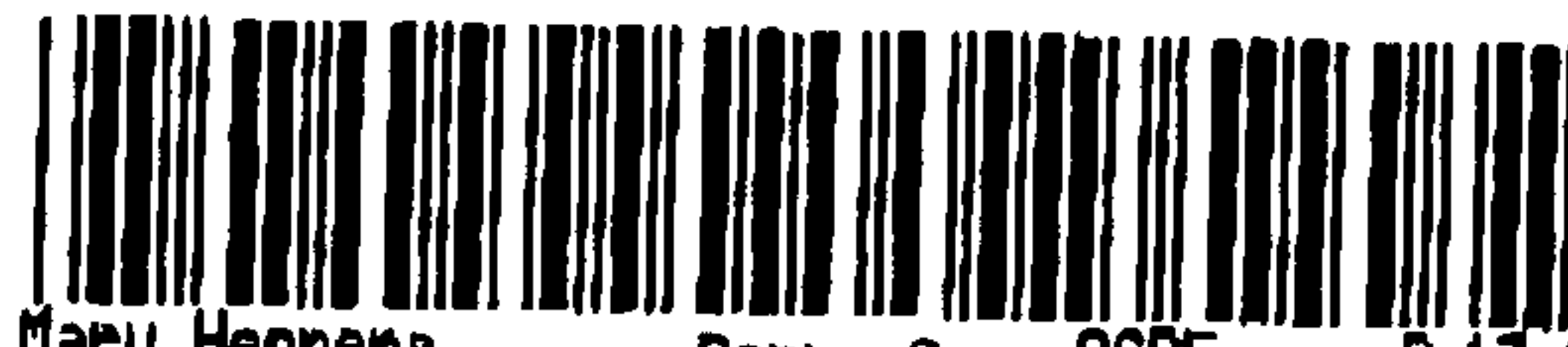


SUBDIVISION PLAT ADDRESSES

Project: Anasazi Ridge, Unit 2
CPN: 759582

Date: 11/29/06
DRB No.: 1003684

Lot	Block	Address	
21	8	6553	Basket Weaver Ave NW
22	8	6551	Basket Weaver Ave NW
23	8	6549	Basket Weaver Ave NW
24	8	6547	Basket Weaver Ave NW
25	8	6545	Basket Weaver Ave NW
26	8	6543	Basket Weaver Ave NW
27	8	6541	Basket Weaver Ave NW
28	8	6539	Basket Weaver Ave NW
27	6	6536	Basket Weaver Ave NW
12	5	6535	Basket Weaver Ave NW
11	5	6534	Desert Spirit Rd NW



City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

- 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

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)
- 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: Capital Alliance Investments, LLC PHONE: 828-1100
 ADDRESS: 6300 Jefferson NE, Suite 102 FAX: 823-9441
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: P.O. Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: billy@goodwinengineers.com

DESCRIPTION OF REQUEST: Final Plat Approval - Anasazi Ridge, Unit 2

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. See Attached Block: _____ Unit: _____
 Subdiv. / Addn. Paradise Heights, Unit 5; TBK Anasazi Ridge, Unit 2
 Current Zoning: R-1 and SU-1/C-1 Proposed zoning: same
 Zone Atlas page(s): A-10 No. of existing lots: 49 No. of proposed lots: 51
 Total area of site (acres): 10.5 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. See Attached 101006606547520431 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Westside Blvd NW
 Between: Universe NW and Kayenta 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.): Proj. 1003684

06DRB - 00325, 06DRB - 00326, 06DRB - 00327

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

SIGNATURE John M. MacKenzie DATE 2-6-07
 (Print) John M. MacKenzie, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>07DRB - 00136</u>	<u>FP</u>	<u>53</u>	<u>\$ 0.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>GMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ _____</u>
Hearing date <u>2.21.07</u>			Total	<u>\$ 20.00</u>

Claudia Senora

Project # 1003684

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
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) 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
- Copy of recorded SIA
- 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.

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.
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- 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.

John M. Mackenzie PE
Applicant name (print)
John M. Mackenzie 2-6-07
Applicant signature / date



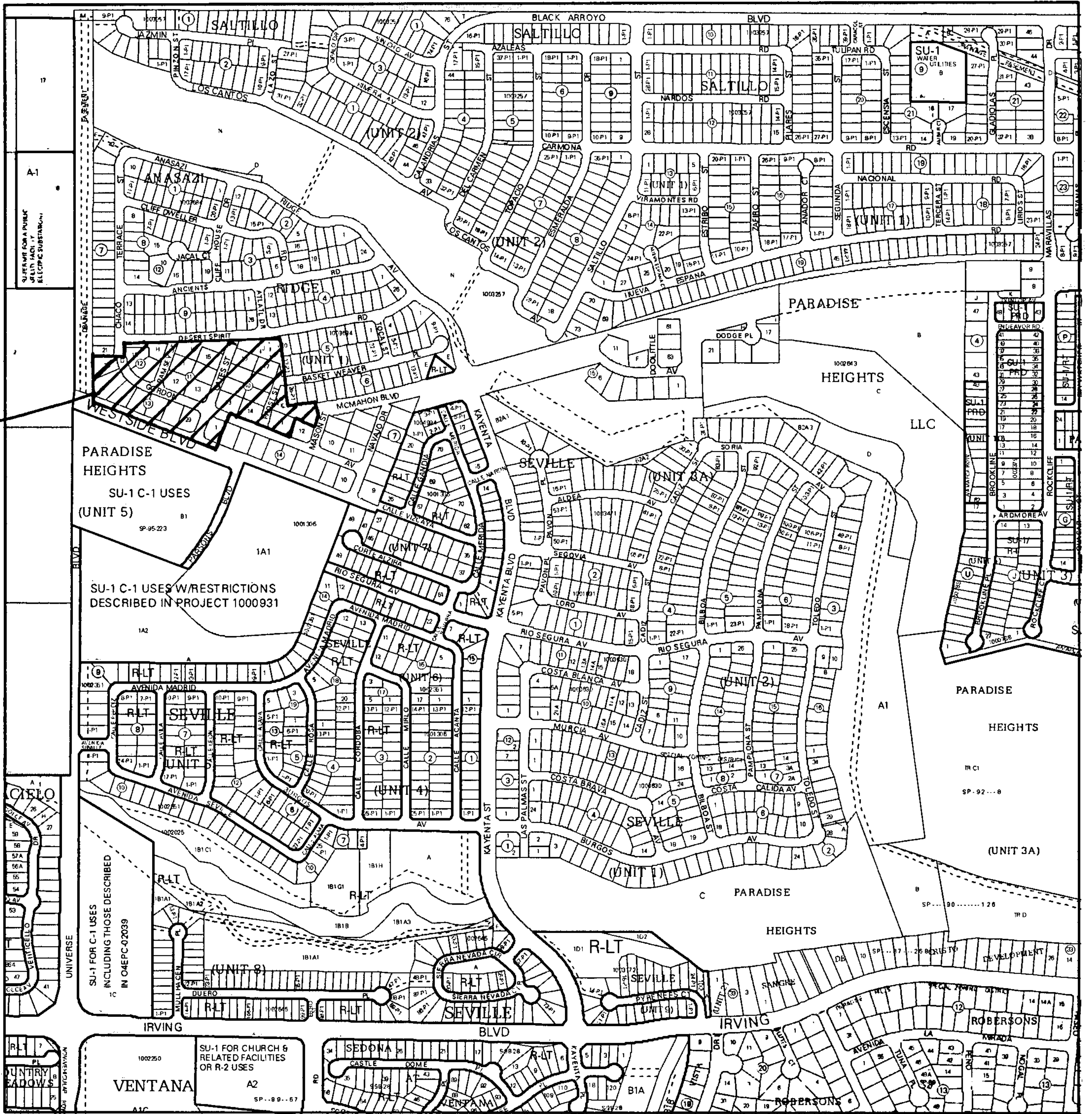
Form revised 8/04, 1/05, 10/05 & NOV 06

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

Application case numbers
07DRB- - 0036

Joseph A. [Signature] 2-6-07
Planner signature / date
Project # 1003689

SITE



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/9/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-10-Z

Selected Symbols

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

0 750 1,500 Feet

LEGAL DESCRIPTION:

Lot 11, Blk 9, Lots 10-17, Blk 10, Lots 11-15, Blk 11, Lots 17 & 18, Blk 12, Lots 23-29, Blk 13, and Lot 1, Blk 14, and Tracts H, I, J and K, Paradise Heights, Units 5

UPC Numbers :

Anasazi Ridge

101006606547520431	101006607830921001	101006608240020617	101006611039320717	101006614537120810
101006609643820429	101006607342520513	101006607839220618	101006611240020716	101006614236320809
101006608943920428	101006606442620514	101006607237520620	101006611540720715	101006614035520808
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101006606344420425	101006603643320517	101006606335020623	101006612439620712	101006613133420805
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101006604744820423	101006603741420519	101006615733420601	101006611938020710	101006612631820803
101006604045020422	101006603740520520	101006610042220613	101006611637320709	101006616537720912
101006603045520421	101006603739720521	101006609941220612	101006611336520708	101006616036520913
101006602045520420	101006603738820522	101006609640420611	101006611035920707	101006615835720914
101006601944320419	101006603738020523	101006609339520610	101006610735120706	101006615635020915
101006602043420418	101006603737220524	101006609038720609	101006610534420705	101006615334320916
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101006602041820416	101006603734820527	101006618337220607	101006609932820703	101006614832720918
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101006602040020414	101006607041820512	101006617735520605	101006611331420801	101006617037020911
101006602039220413	101006606641320511	101006617534720604	101006611532220822	101006617236220910
101006602038420412	101006605541520510	101006617133820603	101006611833020821	101006617035320909
101006602036820410	101006604841020509	101006616833020602	101006612033720820	101006616734520908
101006602036020409	101006605039320508	101006608532520701	101006612334520819	101006616533820907
101006602036020409	101006606039420507	101006608833220725	101006612635220818	101006616133020906
101006602035120408	101006605938720506	101006609034020724	101006612936020817	101006615832320905
101006602233320406	101006605238020505	101006609234720723	101006613136820816	101006618033321134
101006603032720405	101006605037120504	101006609735520722	101006613537520815	101006618334021133
101006603932420404	101006604936220503	101006609936220721	101006613738220814	
101006604932020403	101006604835220502	101006610136920720	101006614039220813	
101006605631820402	101006609042320614	101006610437720719	101006615038620812	
101006606531520401	101006608540820616	101006610838520718	101006614837820811	

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Capital Alliance Investments, LLC and Collatz, Inc. ("Developer") effective as of this 5 day of December, 2006, and pertains to the subdivision commonly known as Anasazi Ridge, Unit 2, and more particularly described as Tracts, G, H, I, J and K of Anasazi Ridge, Unit 1 filed in the Bernalillo County Clerk's office 6/29/2006, Book 2006C, Page 207 together with Lot 11, Block 9, Lots 10-17, Block 10, Lots 11-15, Block 11, Lots 17-18, Block 12, Lots 23-29, Block 13 and Lot 1, Block 14, Paradise Heights, Unit 5 filed in Bernalillo County Clerk's office 3/12/1973, Book D5, Page 111, (the "Subdivision".) The following individual lots comprise the subdivision:

See attached Subdivision Plat Addresses

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

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

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

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

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

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

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

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
 - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.



FIGURE 12

**SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)**

Anasazi Ridge, Unit 2

CPN 759582

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 30th day of January, 2007, 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 Capital Alliance Investments, LLC AND Collatz, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability company AND a New Mexico corporation, respectively, whose address is 6300 Jefferson NE, Suite 102, Albuquerque, NM 87109 (both entities) and whose telephone number is 828-1100, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement. **The infrastructure obligation on this project shall be joint and several to both subdividers referenced above.**

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] SEE ATTACHED LEGAL DESCRIPTION, recorded on _____ in the records of the Bernalillo County Clerk at Book _____, pages _____ 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:] Capital Alliance Investments, LLC AND Collatz, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as ANASAZI RIDGE, Unit 2 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 30th day 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. 759582.

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



The .dxf file for Project No. 1003684 (Anasazi Ridge Unit 2) has been approved.

David Zamora
GIS Coordinator
Planning Dept. - AGIS
dmzamora@cabq.gov
505-924-3929
505-924-3812 fax

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

PAID RECEIPT

APPLICANT NAME Capital Alliance LLC
AGENT Mark Goodwin
ADDRESS PO Box 90606
PROJECT & APP # Paradise Heights
PROJECT NAME 1003684

\$ 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.

DUPLICATE
City Of Albuquerque
Treasury Division

2/6/2007 11:35AM LDC: ANNX
RECEIPT# 00070858 WSH 008 TRANSH 0035
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt \$20.00
J24 Misc \$20.00
VI \$20.00
CHANGE \$0.00
Thank You

Vogel Campbell & Blueher, P.C.

ATTORNEYS AT LAW

THOMAS F. BLUEHER
DAVID S. CAMPBELL
JAY D. HILL
CLINTON W. MARRS
STEPHEN JOSEPH VOGEL
MICHAEL W. WILE

6100 UPTOWN BLVD. NE, SUITE 500
ALBUQUERQUE, NM 87110-4143

TELEPHONE
(505) 884-8444

FACSIMILE
(505) 875-9021

December 18, 2006

anastazzi
Ridge

Mr. Robert Waldman
Assistant City Attorney
P.O. Box 2248
Albuquerque, New Mexico 87103-2248

Mr. Mike Marra
Capital Alliance
6300 Jefferson N.E., Suite 102
Albuquerque New Mexico 87109

Re: Mason Street, N.W., Lot 9, Block 8, Paradise Heights, Unit 5

Dear Messrs Waldman and Marra:

This law firm represents Jan Hogstrom with respect to his ownership of certain property on Mason Street, N.W., specifically Lot 9 of Block 8, Paradise Heights, Unit 5.

We have spoken to each of you by telephone with respect to Mr. Hogstrom's property. We understand that either the City of Albuquerque or Capital Alliance is presently engaged in a trespass on Mr. Hogstrom's land. We also understand that construction work on the public right-of-way known as McMahon Boulevard is continuing over and on Mr. Hogstrom's property. We are also of the understanding that the road construction work is being done by Capital Alliance, pursuant to a Subdivision Improvements Agreement with the City of Albuquerque.

This is written to notify both Capital Alliance and the City that the trespass is unconsented and that the use and destruction of Mr. Hogstrom's land must cease immediately.

In the event that either the City of Albuquerque or Capital Alliance wishes to purchase Mr. Hogstrom's property, we would be willing to discuss the purchase of his property in order to permit the continued construction of McMahon Boulevard on Mr. Hogstrom's land.

Please cease any further use of Mr. Hogstrom's property without consent and please contact me if there is interest by either Capital Alliance or the City of Albuquerque in acquiring Mr. Hogstrom's land. Failure to immediately acquire Mr. Hogstrom's land

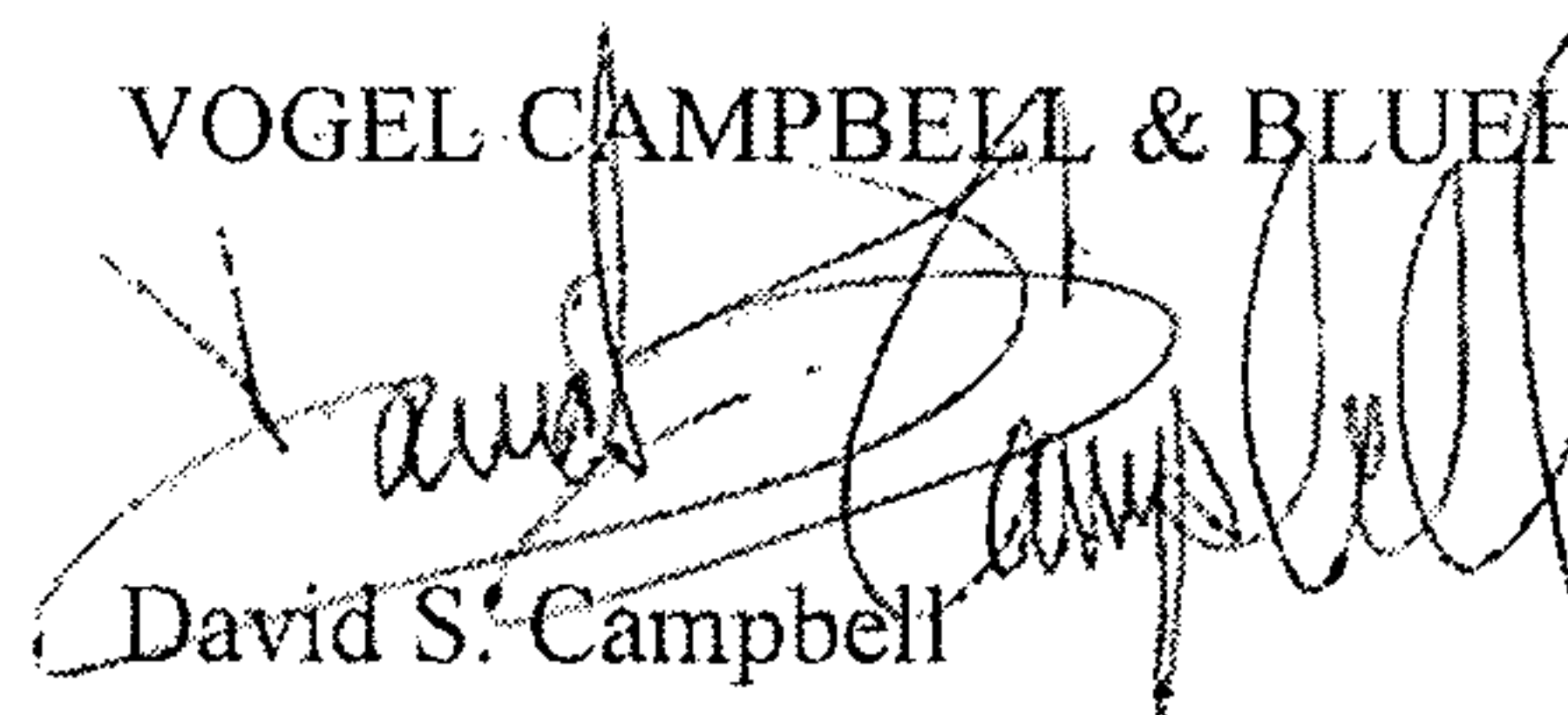
Mr. Mike Marra
Mr. Robert Waldman
December 18, 2006
Page 2

will result in claims being filed against both Capital Alliance and the City of Albuquerque for condemnation, inverse condemnation, trespass, and damages.

Your immediate attention to this matter is required. Please contact me at the letterhead address or phone number if you have questions.

Sincerely,

VOGEL CAMPBELL & BLUEHER, P.C.



David S. Campbell

DSC/sb
cc: Jan Hogstrom

Vogel Campbell & Blueher, P.C.

ATTORNEYS AT LAW

THOMAS F. BLUEHER
DAVID S. CAMPBELL
JAY D. HILL
CLINTON W. MARRS
STEPHEN JOSEPH VOGEL
MICHAEL W. WILE

6100 UPTOWN BLVD. NE, SUITE 500
ALBUQUERQUE, NM 87110-4143

TELEPHONE
(505) 884-8444

FACSIMILE
(505) 875-9021

December 18, 2006

Mr. Robert Waldman
Assistant City Attorney
P.O. Box 2248
Albuquerque, New Mexico 87103-2248

Mr. Mike Marra
Capital Alliance
6300 Jefferson N.E., Suite 102
Albuquerque New Mexico 87109

Re: Mason Street, N.W., Lot 9, Block 8, Paradise Heights, Unit 5

Dear Messrs Waldman and Marra:

This law firm represents Jan Hogstrom with respect to his ownership of certain property on Mason Street, N.W., specifically Lot 9 of Block 8, Paradise Heights, Unit 5.

We have spoken to each of you by telephone with respect to Mr. Hogstrom's property. We understand that either the City of Albuquerque or Capital Alliance is presently engaged in a trespass on Mr. Hogstrom's land. We also understand that construction work on the public right-of-way known as McMahon Boulevard is continuing over and on Mr. Hogstrom's property. We are also of the understanding that the road construction work is being done by Capital Alliance, pursuant to a Subdivision Improvements Agreement with the City of Albuquerque.

This is written to notify both Capital Alliance and the City that the trespass is unconsented and that the use and destruction of Mr. Hogstrom's land must cease immediately.

In the event that either the City of Albuquerque or Capital Alliance wishes to purchase Mr. Hogstrom's property, we would be willing to discuss the purchase of his property in order to permit the continued construction of McMahon Boulevard on Mr. Hogstrom's land.

Please cease any further use of Mr. Hogstrom's property without consent and please contact me if there is interest by either Capital Alliance or the City of Albuquerque in acquiring Mr. Hogstrom's land. Failure to immediately acquire Mr. Hogstrom's land

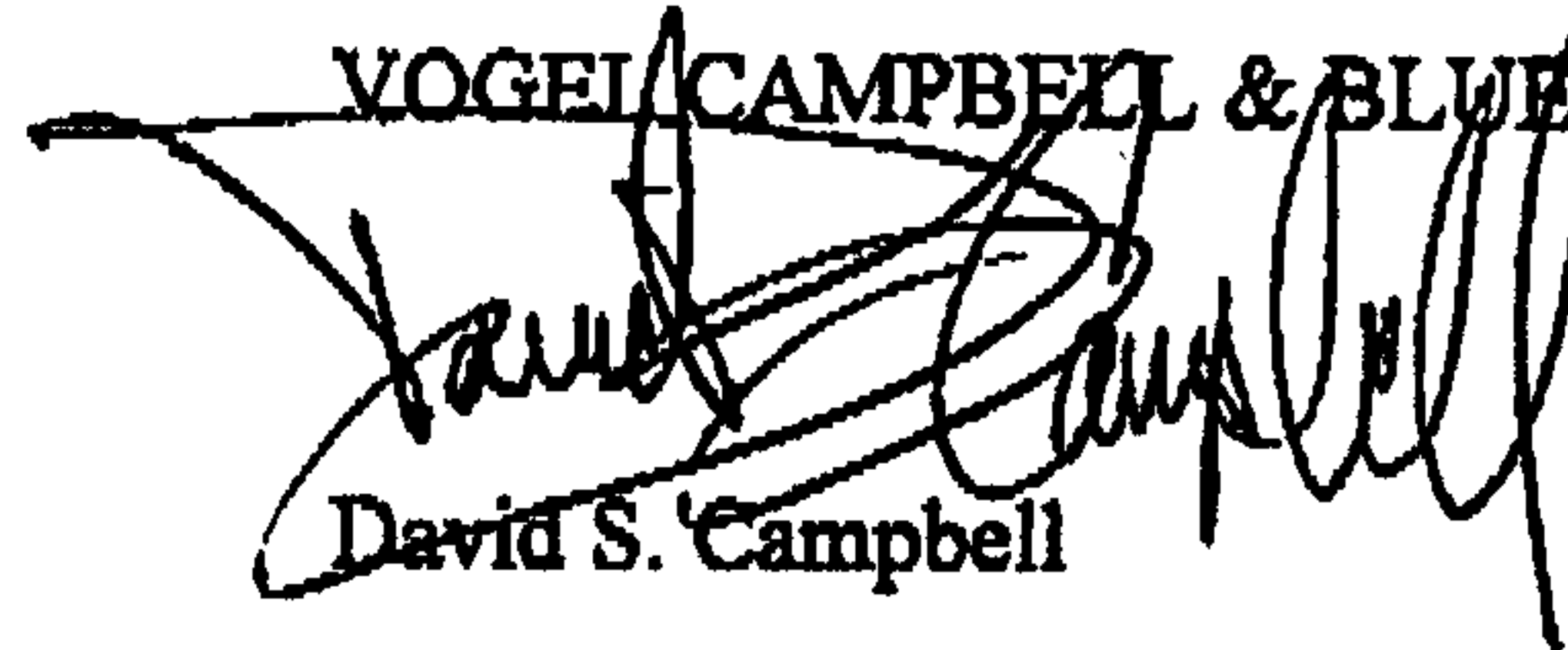
Mr. Mike Marra
Mr. Robert Waldman
December 18, 2006
Page 2

will result in claims being filed against both Capital Alliance and the City of Albuquerque for condemnation, inverse condemnation, trespass, and damages.

Your immediate attention to this matter is required. Please contact me at the letterhead address or phone number if you have questions.

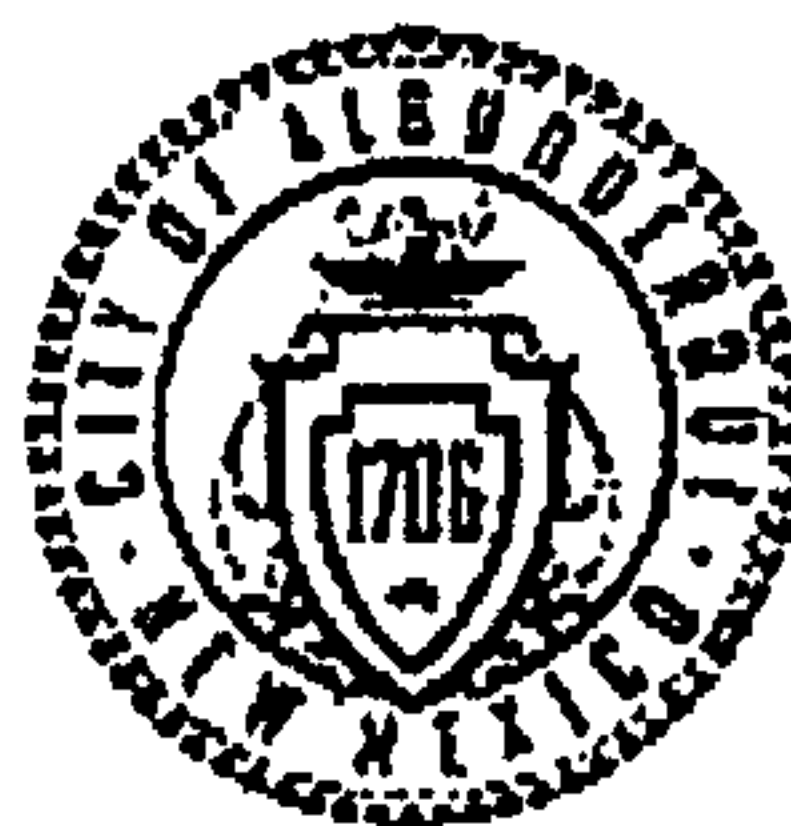
Sincerely,

VOGEL/CAMPBELL & BLUEHER, P.C.



David S. Campbell

DSC/sb
cc: Jan Hogstrom



Legal Department
P.O. Box 2268
Albuquerque, NM 87103
(505) 768-4500
Fax (505) 768-4525

Martin J. Chavez, Mayor

Robert White, City Attorney

DATE: 12/22/06

FAX TO: KEVIN CUMAN

FAX PHONE: 924-3440

COMPANY: _____

SENT BY: Robert Waldman

City Attorney's Office
768-4500

FAX PHONE: 768-3817

MESSAGE: _____

This is a confidential transmission. If you receive this FAX in error, or do not receive all of the pages, please call Cassandra at 768-4518.

Claire

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

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

**Anasazi Ridge Subdivision, Unit 1
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

Paradise Heights, Unit 5 within the Town of Atrisco Grant

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
Calabacillas Arroyo Improvements									
South Bank Arroyo improvements adjacent to Anasazi Ridge site as identified in Final Approved Main Branch									
Calabacillas Arroyo study by Mussetter Engineering, Inc									
Arroyo Grade Control Structure adjacent to Anasazi Ridge site as identified in the Final Approved Main Branch									
Calabacillas Arroyo study by Mussetter Engineering, Inc									
PAVING									
		32' FF	Res Pvmt C & G , Std (Both Sides) 4' Sidewalk (Both Sides) (*)	Chaco Terrace Street	Lot 21, Block 7	Anasazi Ridge Ave	/	/	/
		28' FF	Res Pvmt C & G , Std (Both Sides) Sidewalk (Both Sides) (*)	Basketweaver Avenue	Chaco Terrace (Lot 21, Blk 7)	End of Cul-de-Sac	/	/	/
		32' FF	Res Pvmt C & G , Std (Both Sides) 4' Sidewalk (Both Sides) (*)	Desert Spirit Road	Chaco Terrace Street	Anasazi Ridge Ave.	/	/	/
		32' FF	Res Pvmt C & G , Std (Both Sides) 4' Sidewalk (Both Sides) (*)	Atlatl Dr.	Desert Spirit Rd.	Ancients Road	/	/	/
		50' FF	Res Pvmt C & G Std (Both Sides) 6' Sidewalk (Both Sides)	Atlatl Dr.	Desert Spirit Rd	Basketweaver Ave.	/	/	/
		32' FF	Art Pvmt C & G, Std (North Side) 6' Sidewalk (North Side) C & G Median (North Side) 10' Asphalt Trail (North Side) 150' Left Turn Lane (North Side)	McMahon Boulevard	Lot 26, Block 6	Calabacillas Arroyo Crossing Structure	/	/	/
		50' FF	Res Pvmt C & G Std (Both Sides) 6' Sidewalk (Both Sides)	Atlatl Dr.	Basketweaver Ave	McMahon Blvd	/	/	/

Project name:

Anasazi Ridge Subdivision, Unit 1

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		48' FF	Res Pvmt C & G (Both Sides) Sidewalk (W. Side)	Anasazi Ridge Ave	Desert Spirit Rd Transition	McMahon Blvd	/	/	/
		32' FF	Res Pvmt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Ancients Road	Chaco Terrace Street	Anasazi ridge Ave.	/	/	/
		26' FF	Res Pvmt C & G, Std (BothSides) Sidewalk (Both Sides) (*)	Jacal Court	Cliff House Dr.	End of Culdesac	/	/	/
		32' FF	Res Pvmt C & G, Std (BothSides) Sidewalk (South Side) (*)	Anasazi Ridge Ave	Chaco Terrace St	Desert Spirit Rd.	/	/	/
		28' FF	Res Pvmt C & G, Std (BothSides) Sidewalk (Both Sides) (*)	Cliff Dwellers Road	Chaco Terrace St	Ancients Road	/	/	/
		28' FF	Res Pvmt C & G, Std (BothSides) Sidewalk (Both Sides) (*)	Cliff House Drive	Ancients Road	Anasazi Ridge Ave	/	/	/
		28' FF	Res Pvmt C & G, Std (BothSides) Sidewalk (Both Sides) (*)	Tocal Street	Desert Spirit Road	Basketweaver Ave	/	/	/
		24' FF	Temp Pvmt WATER / NMUI	Kayenta Blvd.	McMahon Blvd	#19, Seville 7			
		12"	Waterline	Universe Blvd.	Existing WL Termini	Westside Blvd.	/	/	/
		12"	Waterline	Westside Blvd	Universe Blvd	Future McMahon	/	/	/
		12"	Waterline	McMahon Blvd.	Westside Blvd	Altalt Dr.	/	/	/
		12"	Waterline	Atlalt Dr.	McMahon Blvd	Ancients Rd.	/	/	/
		12"	Waterline	Anceints Rd	Atlalt Dr.	Cliff House Dr.	/	/	/
		12"	Waterline	Cliff House Dr	Ancients Rd	Anasazi Ridge Ave	/	/	/
		12"	Waterline	Anasazi Ridge Ave	Cliff House Dr.	Station 18+94	/	/	/
		12"	Waterline	Tract C	Anasazi Ridge Ave.	Anasazi Ridge Ave Exist 12" WL in A.V.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Waterline	Chaco Terrace Street	Lot 21, Block 7	Anasazi Ridge Ave.	/	/	/
		8"	Waterline	Ancients Road	Chaco Terrace Street	Anasazi Ridge Ave.	/	/	/
		8"	Waterline	Desert Spirit Road	Chaco Terrace Street	Anasazi Ridge Ave.	/	/	/
		8"	Waterline	Basketweaver Avenue	Lot 26, Block 6	Anasazi Ridge Ave.	/	/	/
		8"	Waterline	Easement	Seville, Unit 7 Stub	McMahon Blvd	/	/	/
		8"	Waterline	Atlal Dr	Desert Spirit Rd.	Ancients Rd.	/	/	/
		8"	Waterline	Anasazi Ridge Ave	Chaco Terrace St.	Cliff House Dr.	/	/	/
		8"	Waterline	Cliff Dweller Rd.	Chaco Terrace St	Ancients Rd	/	/	/
		6"	Waterline	Jacal Ct.	Cliff House Dr.	Stub	/	/	/
		8"	Waterline	Cliff House Dr.	Ancients Rd	Anasazi Ridge Ave.	/	/	/
		8"	Waterline	Basketweaver Avenue	Atlal Dr.	Chaco Terrace St.	/	/	/
SANITARY SEWER / NMUI									
		8"	SAS	Anasazi Ridge Ave	Desert Spirit Rd.	Chaco Terrace St	/	/	/
		8"	SAS	Chaco Terrace St	Anasazi Ridge Ave	Lot 21, Block 7	/	/	/
		8"	SAS	Desert Spirit Road	Anasazi Ridge Ave	Chaco Terrace St	/	/	/
		8"	SAS	Ancients Rd	Anasazi Ridge Ave	Chaco Terrace St	/	/	/
		8"	SAS	Cliff Dweller Rd	Ancients Rd	Chaco Terrace St	/	/	/
		8"	SAS	Basket weaver Ave	Atlal Dr.	Cul-de-Sac	/	/	/
		8"	SAS	Cliff Dweller Stub	Cliff Dweller Rd	End of St.	/	/	/
		8"-10"	SAS	Public Sewer Easement	10" Stub in Seville	Anasazi Ridge Ave	/	/	/
		8"	SAS	Cliff House Dr.	Cliff Swellers Rd	Jacal Ct.	/	/	/
		8"	SAS	Basket weaver Ave	Atlal Dr.	Chaco Terrace St.	/	/	/
		8"	SAS	Anasazi Ridge Ave	Desert Spirit Rd.	Sta 29+25	/	/	/
		8"	SAS	Anasazi Ridge Ave	Sta 29+25	McMahon Blvd	/	/	/
STORM DRAIN									
		24"-36"	Storm Drain	Ancients Road	Cliff Dweller Rd	Anasazi Ridge Ave	/	/	/
		42"-48"	Storm Drain	Anasazi Ridge Ave	Ancients Rd.	Arroyo Outfall	/	/	/
		24"	Storm Drain	Desert Spirit Rd	Anasazi Ridge Rd	Desert Spirit Rd	/	/	/
		30"	Storm Drain w/ Appurtences	Drainage Easement	Basketweaver Ave	Arroyo Outfall	/	/	/
South Embankment Improvements & Drop Structure Calabacillas Arroyo									

TIS

Signing per DRC

IMPACT FEE CREDIT

The Calabacillas Arroyo is listed on the CCIP. This project is thereby eligible for Impact Fee Credits

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

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

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

NOTES
 If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
 Street lights per City requirements.

- * Sidewalks to be deferred.
- 1 Water Infrastructure to include valves, fittings, and firehydrants.
- 2 SAS Infrastructure to include manholes and service connections.
- 3 Storm Drain Infrastructure includes all related appurtenances.
- 4 Street lights per DPM.
- 5 Grading and Drainage Certification required per DPM (prior to Release of Financial Guaranty) to include walls as defined on the approved Grading Plan.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Billy Goolsby NAME (print)	<i>J. Watson</i> 5/03/06 DRB CHAIR - date	<i>Christina Sandoval</i> 5/3/06 PARKS & RECREATION - date
MARK GOODWIN & ASSOCIATES FIRM	<i>Shirley Jay</i> 5-3-06 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
<i>Billy Goolsby</i> 5/2/06 SIGNATURE - date	<i>Ronald Lee</i> 5/3/06 UTILITY DEVELOPMENT - date	- date
	<i>Bradley L. Benjamin</i> 5/3/06 CITY ENGINEER - date	- date

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
Δ	6/27/06	<i>Shirley Jay</i>	William Belcher / <i>wp</i>	<i>Billy Goolsby</i> GMA

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

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

NOTES

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

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AGENT / OWNER

Billy Goolsby
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Billy Goolsby 5/2/06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 5/03/06
DRB CHAIR - date

Christina Sandoval 5/3/06
PARKS & RECREATION - date

[Signature] 5-3-06
TRANSPORTATION DEVELOPMENT - date

[Signature] 5/3/06
UTILITY DEVELOPMENT - date

Bradley L. Benghan 5/3/06
CITY ENGINEER - date

[Signature] 6-20-06
AMAFCA - date

- date

NMLI
Signature *[Signature]*

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

June 29, 2006

Ms. Sheran Matson
DRB Chair
City of Albuquerque Development Review Board
P.O. Box 1293
Albuquerque, NM 87103

Re: Anasazi Ridge Subdivision, Unit 2 (Project #1003684 – Item 2 from Yesterday)


Dear Ms. Matson:

As requested, I am writing this letter requesting that our application for a sidewalk waiver (06DRB-00782) be withdrawn.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA


John MacKenzie
President

JMM/jmm

Claire

Date Submitted: 05/26/2006
Date Site Plan Approved: NA
Date Preliminary Plat Approved: 6/28/06
Date Preliminary Plat Expires: 6/28/07
DRB Project No.: 1003684
DRB Application No.: 06 DRB-00776

ORIGINAL

INFRASTRUCTURE LIST

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

Anasazi Ridge Subdivision, Unit 2
PROPOSED NAME OF PLAT AND/OR SUBDIVISION PLAN

Paradise Heights, Unit 5 within the Town of Atrisco Grant
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
Calabacillas Arroyo Improvements									
* FG in place for Unit I									
		28' FF *	Res Pvmt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Basketweaver Avenue	Chaco Terrace (Lot 21, Blk 7)	Lot 22, Blk 6	/	/	/
		32' FF *	Res Pvmt C & G, Std (Both Sides)	Desert Spirit Road	Chaco Terrace St.	Atlatl Dr.	/	/	/
		4' *	Sidewalk (Both Sides)						
		32' FF *	Major Local Pvmt C & G, Std (Both Sides)	Atlatl Dr.	Desert Spirit Rd.	Basket Weaver	/	/	/
		6' *	Sidewalk (Both Sides)						
		50' FF *	Major Local Pvmt C & G Std (Both Sides)	Atlatl Drive	Basket Weaver	McMahon Blvd	/	/	/
		6' *	Sidewalk (Both Sides)						
		32' FF *	Art Pvmt C & G, Std (North Side) C & G Median (North Side)	McMahon Boulevard	Lot 14, Block 7	Atlatl Drive	/	/	/
		10'	Asphalt Trail (North Side)						
		8"	Waterline	Chaco Terrace Street	Desert Spirit Rd.	Basket Weaver	/	/	/
		8"	Waterline	Desert Spirit Road	Chaco Terrace Street	Atlatl Dr.	/	/	/
		8"	Waterline	Basketweaver Avenue	Chaco Terrace	Atlatl Dr.	/	/	/
SANITARY SEWER / NMUI									
		8"	SAS	Chaco Terrace St	Desert Spirit Rd.	Basket Weaver	/	/	/
		8"	SAS	Desert Spirit Road	Atlatl Dr.	Chaco Terrace St	/	/	/
		8"	SAS	Basket weaver Ave	Atlatl Dr.	Chaco Terrace St	/	/	/

26' Temp Paving
Traffic
Signing per DRC

McMahon Lot 14 Blk 7

Non WO - Universe & McMahon Assoc B
Universe include Tie to Existing Paving @ TUI & Universe

Non WO Proc B

-32' FF Art Pvmt C&G N. Side C&G Median 10' Asphalt trail

IMPACT FEE CREDIT
The Calabacillas Arroyo is listed on the CCIP. This project is thereby eligible for Impact Fee Credits

McMahon Lot 14 Blk 7, Universe

ORIGINAL

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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

- NOTES
- * **SIGNING PER DRC**
- If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
- Sidewalks to be deferred.
 - Water Infrastructure to include valves, fittings, and firehydrants.
 - SAS Infrastructure to include manholes and service connections.
 - Storm Drain Infrastructure includes all related appurtenances.
 - Street lights per DPM.
 - Grading and Drainage Certification required per DPM (prior to Release of Financial Guaranty) to include walls as defined on the approved Grading Plan.

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

John M. MacKenzie
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

John MacKenzie
SIGNATURE - date
6-26-06

Andrew Ganic 6/28/06
for DRB CHAIR - date

Christina Sandoval 6/28/06
PARKS & GENERAL RECREATION - date

John Jay 6-28-06
TRANSPORTATION DEVELOPMENT - date

Roger [unclear] 6/28/06
UTILITY DEVELOPMENT - date

Bradley [unclear] 6/28/06
ENGINEER - date

AMAFCA - date
- date
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- 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

Supplemental form

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)

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: Capital Alliance Investments, LLC PHONE: 828-1100
 ADDRESS: 6300 Jefferson NE, Suite 102 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: P.O. Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: _____

DESCRIPTION OF REQUEST: Anasazi Ridge; Preliminary Plat approval, Vacation of Public R/W, Temp. sidewalk def, Bulk Land Variance, Sidewalk Waiver

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. see attached Block: _____ Unit: _____
 Subdiv. / Addn. Paradise Heights, Unit 5 TBK ANASAZI RIDGE UNIT 2
 Current Zoning: R-1 and SU-1/E-1 Proposed zoning: Same
 Zone Atlas page(s): A-10 No. of existing lots: 49 No. of proposed lots: 51
 Total area of site (acres): 10.5 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. see attached printout MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Westside N.W.
 Between: Universe NW and Kayenta N.W.

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. 1003684
06 DRB 00325, 06 DRB 00326, 06 DRB 00327

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

SIGNATURE John Mackenzie DATE 6-02-06
 (Print) JOHN MACKENZIE _____ 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

06 DRB - 00776
06 DRB - 00779
06 DRB - 00780
06 DRB - 00781
06 DRB - 00782
06 DRB - 00783

Hearing date June 28, 2006

Action

PP
VRW
V PRE
SV
SW
TDS
CMF
Adv

S.F.

S(2)
V
V
V
V
V
V

Fees

\$ 1330
 \$ 490.00
 \$ 135
 \$ 0
 \$ 0
 Total \$ 2050.00

Andrew Garcia June 2, 2006

Project #

1003684

Total

2050.00

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** (11" x 17" maximum)
 - 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
 - Signed** Pre-Annexation Agreement if Annexation required.
 - 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.

JOHN MACKENZIE
 Applicant name (print)
John Mackenzie 5-25-06
 Applicant signature / date



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

Application case numbers
 06DRB - _____ - 00776
 _____ - _____ - _____
 _____ - _____ - _____

Form revised 11/04 and JUNE 05
Andrew Garcia 6-2-08
 Planner signature / date
Project # 1003684

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.(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.

JOHN MACKENZIE
 Applicant name (print)
John Mackenzie 5-25-06
 Applicant signature / date



Form revised 4/03, 10/03 and JUNE 2005

<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees collected	06 DRB - -00779
<input checked="" type="checkbox"/> Case #s assigned	06 DRB - -00780
<input checked="" type="checkbox"/> Related #s listed	06 DRB - -00781
	06 DRB 00782
	06 DRB 00783

Andrew Jones June 2, 2006
 Planner signature / date
Project # 1003684

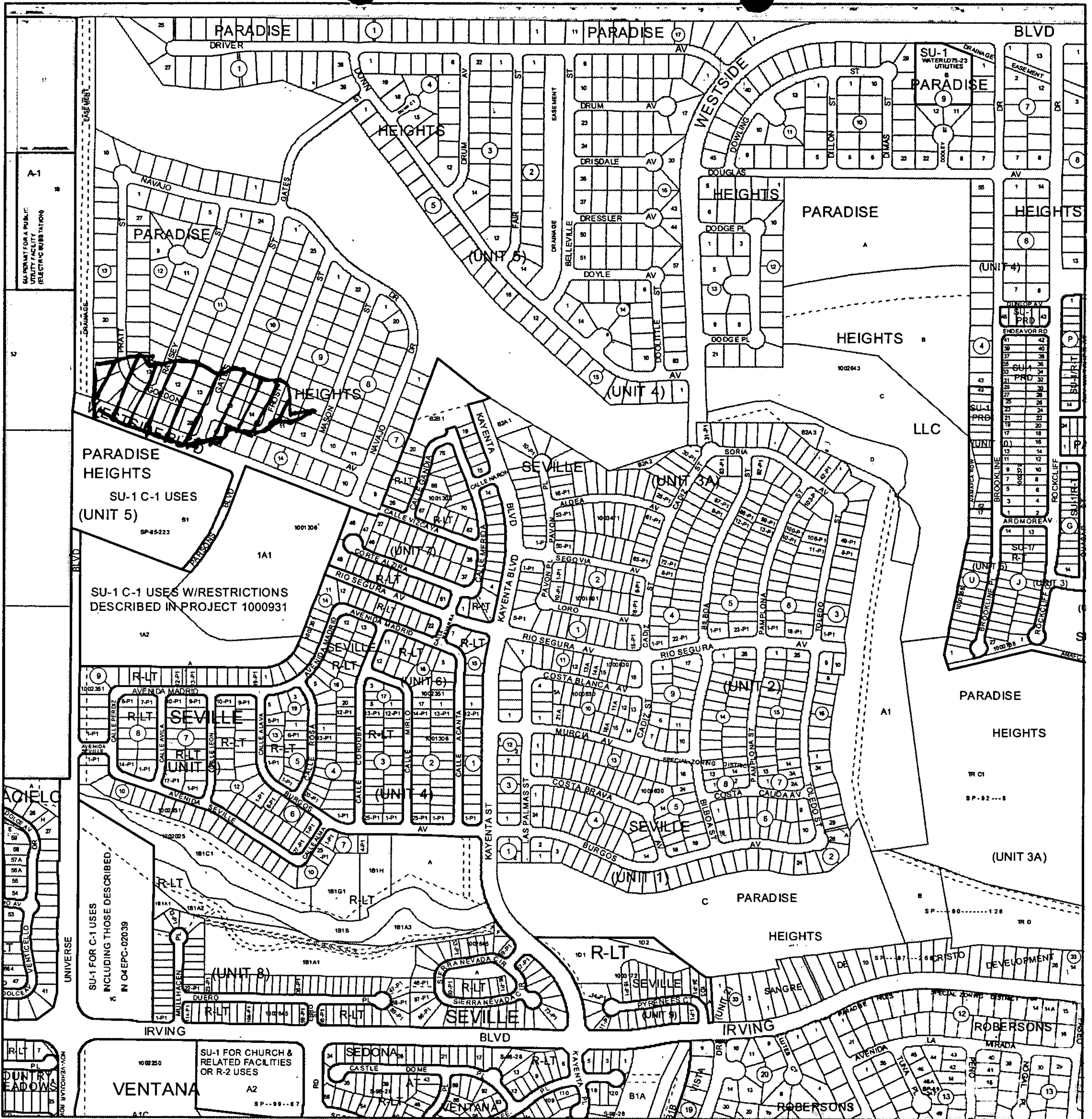
UPC Numbers :

Anasazi Ridge

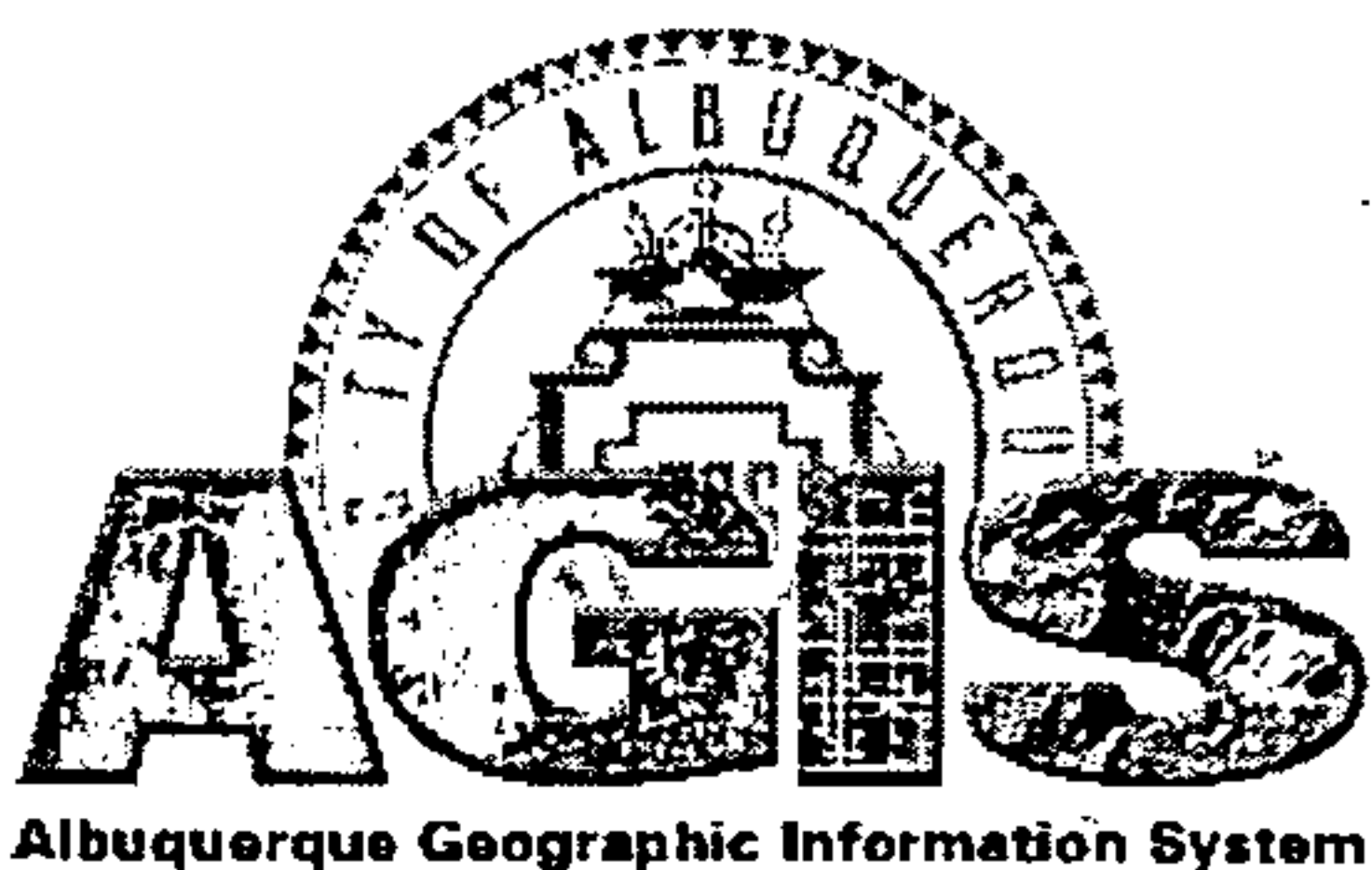
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LEGAL DESCRIPTION:

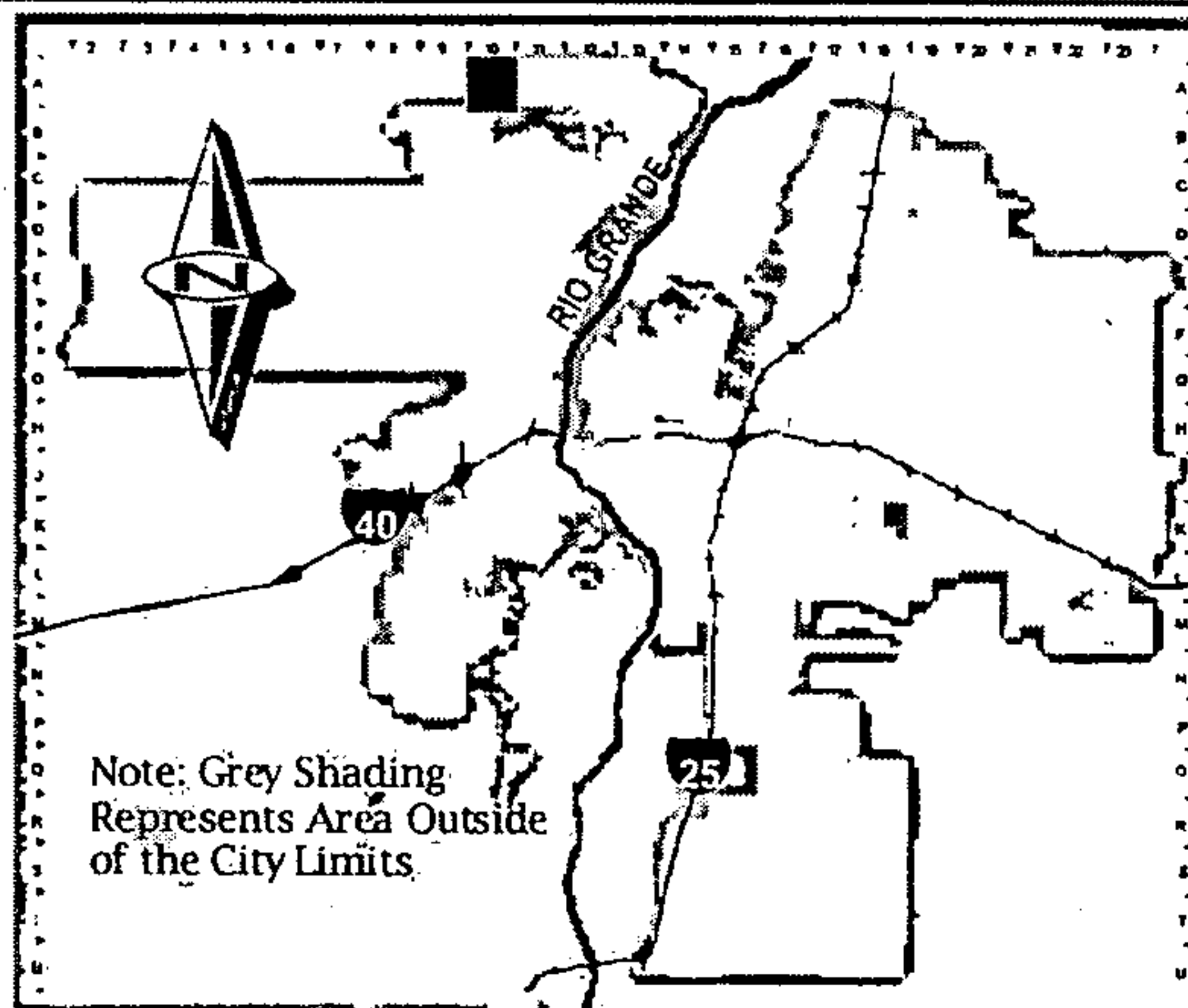
Lot 11, Blk 9, Lots 10-17, Blk 10, Lots 11-15, Blk 11, Lots 17 & 18, Blk 12, Lots 23-29, Blk 13, and Lot 1, Blk 14, and Tracts H, I, J and K, Paradise Heights, Units 5



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



Map amended through: 5/1/2006

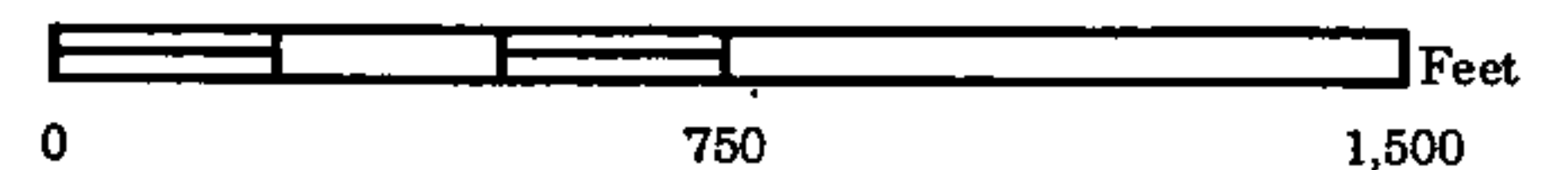


Zone Atlas Page:

A-10-Z

Selected Symbols

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





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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

June 2, 2006

Ms. Sheran Matson
DRB Chair
City of Albuquerque Development Review Board
P.O. Box 1293
Albuquerque, NM 87103

Re: Anasazi Ridge Subdivision, Unit 2

Dear Ms. Matson:

Attached hereto is our request for approval of a preliminary plat, right-of-way and public easements vacation, sidewalk waiver, and sidewalk deferral for the referenced project. The preliminary plat for Unit 1 of Anasazi Ridge Subdivision (Project No. 1003684 just north of and abutting the subject property) was approved by DRB at its May 5, 2006 hearing.

The requested action will create a total of 51 new residential lots. Zoning for the site is R-1. All new residential lots are to be a minimum of 50 feet in width and contain an area of at least 5000 SF.

Primary access to the site will be off of McMahon Boulevard at Atlatl Drive. This intersection is approximately half-way between Universe and Kayenta, resulting in a separation of about 1,000 feet between the intersections. Internal streets will be public, and as such, will be built per DPM requirements. All existing R/W dedicated with the original Paradise Heights, Unit 5 will be vacated with this plat, including the north one-half of Westside Blvd.

Except for along the subdivision's main entry drive (Atlatl), the construction of internal sidewalks is to be deferred so they that they are not damaged during home construction. A sidewalk waiver is being requested for along the north side of McMahon so that a 10-foot paved trail can be constructed in its place.


Water and sewer service to this site will be supplied by New Mexico Utilities Inc.

A site Drainage Report has previously been submitted and approved by the City of Albuquerque. The report identifies the proposed drainage infrastructure necessary in developing this site.

Please feel free to call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA


Billy J. Goolsby
Project Engineer

BJG/bjg

FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Anasazi

AGIS MAP # A-10

LEGAL DESCRIPTIONS: see attached

X **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 6-2-06 (date).

J MacKenzie
Applicant/Agent

6-2-06
Date

Andrew Jones
Hydrology Division Representative

6-2-06
Date

X **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 WMDU 6-1-06 (date).

J MacKenzie
Applicant/Agent

6-2-06
Date

William J. Balch
Utilities Division Representative

6-2-06
Date

PROJECT # 1003684



June 1, 2006

John MacKenzie
Mark Goodwin and Associates, PA

Re: Anasazi Ridge Unit 1 & 2

Dear Mr. MacKenzie:

New Mexico Utilities, Inc., will be able to provide water and wastewater service to the above referenced site located in Albuquerque, New Mexico, County of Bernalillo, subject to the rules and regulations of the New Mexico Public Regulation Commission and the tariffs and policies of New Mexico Utilities, Inc.

Sincerely,
New Mexico Utilities, Inc.

A handwritten signature in black ink, appearing to read "Bob Gay", is written over the typed name.

Bob Gay
Vice President
General Manager

CITY OF ALBUQUERQUE

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

APPLICANT: Capital Alliance, LLC
CURRENT:

DATE OF REQUEST: 6/1/06 ZONE ATLAS PAGE(S): A-10
LEGAL DESCRIPTION:

ZONING R-1

LOT OR TRACT # Lot 11, Blk 9, Lots 10-17, Blk 10, Lots 11-15, Blk 11, Lots 17 & 18, Blk 12, Lots 23-29, Blk 13, and Lot 1, Blk 14

PARCEL SIZE (AC/SQ. FT.) 10.5 acres

SUBDIVISION NAME Paradise Heights, Units 5

REQUESTED CITY ACTION(S):

ANNEXATION []	SECTOR PLAN []	SITE DEVELOPMENT PLAN:	
COMP. PLAN []	ZONE CHANGE []	A) SUBDIVISION []	BUILDING PERMIT []
AMENDMENT []	CONDITIONAL USE []	B) BUILD'G PURPOSES []	ACCESS PERMIT []
MAJOR SUBDIVISION <input checked="" type="checkbox"/>		C) AMENDMENT []	OTHER []

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: ¹

NO CONSTRUCTION/DEVELOPMENT []	# OF UNITS: <u>51</u>
NEW CONSTRUCTION <input checked="" type="checkbox"/>	BUILDING SIZE: _____ (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT []	

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

APPLICANT OR REPRESENTATIVE John MacKenzie DATE 6/2/06
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE []

THRESHOLDS MET? YES [] NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

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.**

Tony Lyd 6-1-06
TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use of plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

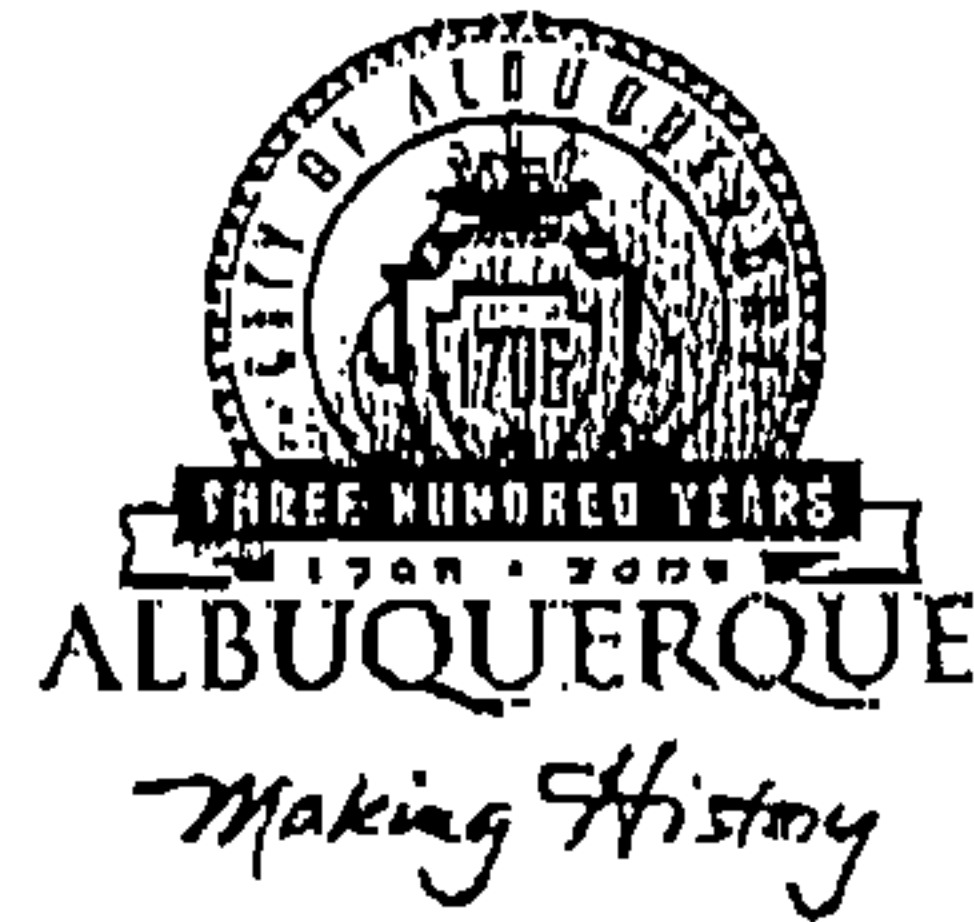
John MacKenzie 6/2/06
APPLICANT DATE

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 / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS "H", thru "N" of ANASAZI RIDGE SUBDIVISION UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on _____, 2006 in Book 2006C, Page _____; together with Lots 4 thru 9, Block 7; Lots 9 thru 13, Block 8; Lots 11 and 12, Block 9; Lots 10 thru 17, Block 10; Lots 11 thru 15, Block 11; Lots 17 and 18, Block 12; and Lots 23 thru 29, Block 13; and Lots 1 thru 10, Block 14 of PARADISE HEIGHTS, UNIT FIVE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1973 in Volume D5, Folio 111, together with all of the remnant portions of Ramsey Street N.W., Gates Street N.W., Frost Street N.W., Mason Street N.W. and Navajo Drive N.W.; portion of Westside Boulevard N.W. and all of Gordon Drive N.W. and containing 18.2351 acres more or less.



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

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

May 23, 2006

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **May 23, 2006:**

CONTACT NAME: LISA ANGLADA
COMPANY OR AGENCY: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539
E-mail: goodwinengis@comcast.net

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 **TRACTS H THROUGH N OF ANASAZI RIDGE SUBDIVISION, UNIT 1** zone map A-10.

Our records indicate that as of May 23, 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.

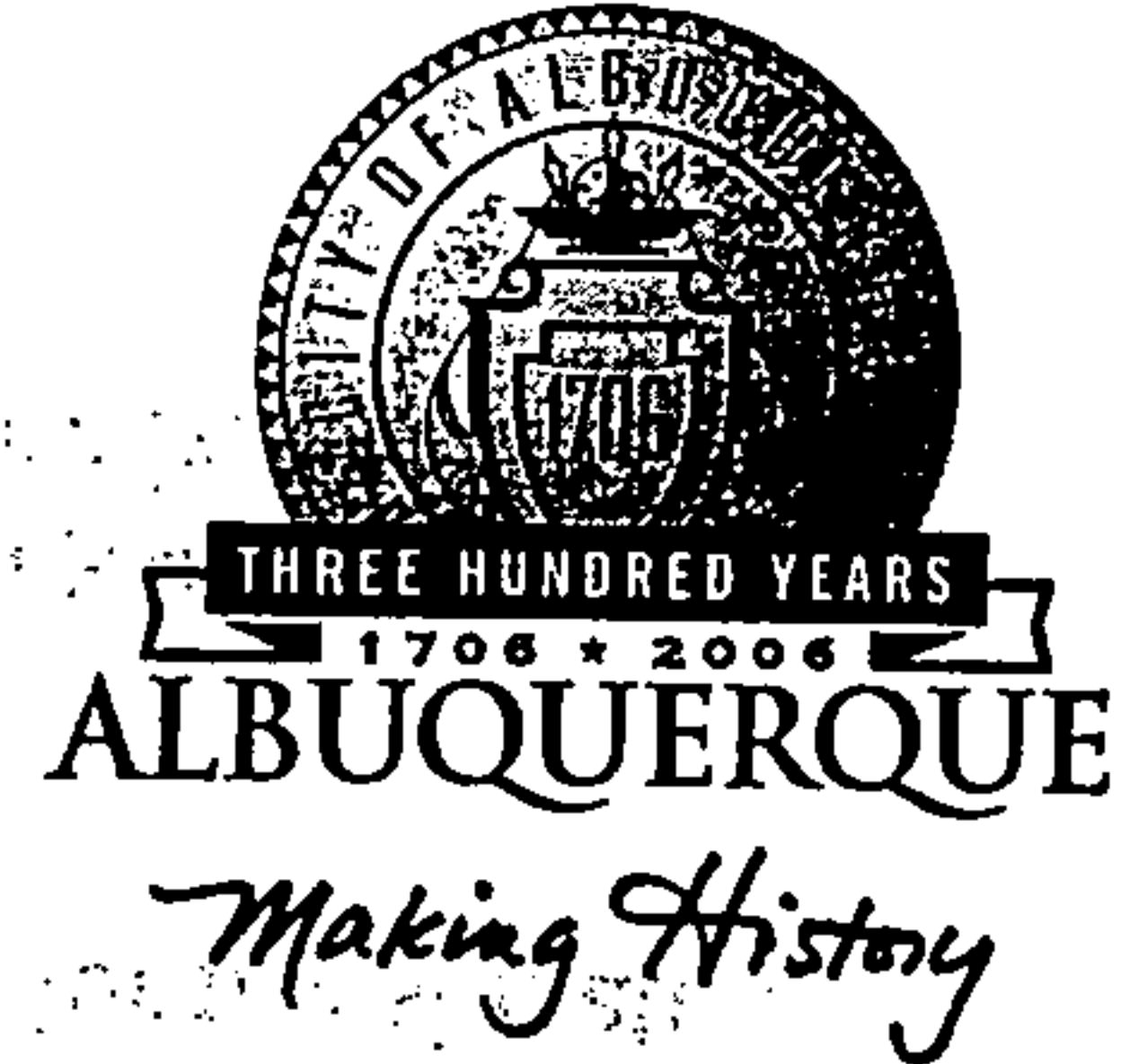
Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(11/21/05)

CITY OF ALBUQUERQUE



September 20, 2005

John M. MacKenzie, PE.
Mark Goodwin & Associates, PA.
PO Box 90606
Albuquerque, NM 87199

**Re: Anasazi Ridge Subdivision, Grading and Drainage Plan
Engineer's Stamp dated 9-15-05 (A10-D2)**

Dear Mr. MacKenzie,

Based upon the information provided in your submittal dated 9-15-05, the above referenced plan is approved as Amended for Preliminary Plat Action by the DRB. Once the Board approves the plan please submit a Mylar copy for my signature in order to obtain a Rough Grading Permit.

Prior to Final Plat or Work Order, the Musseter report detailing all improvements to the Calabacillas Arroyo must be finalized and any revisions to this grading plan must be coordinated and re-examined.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3695.

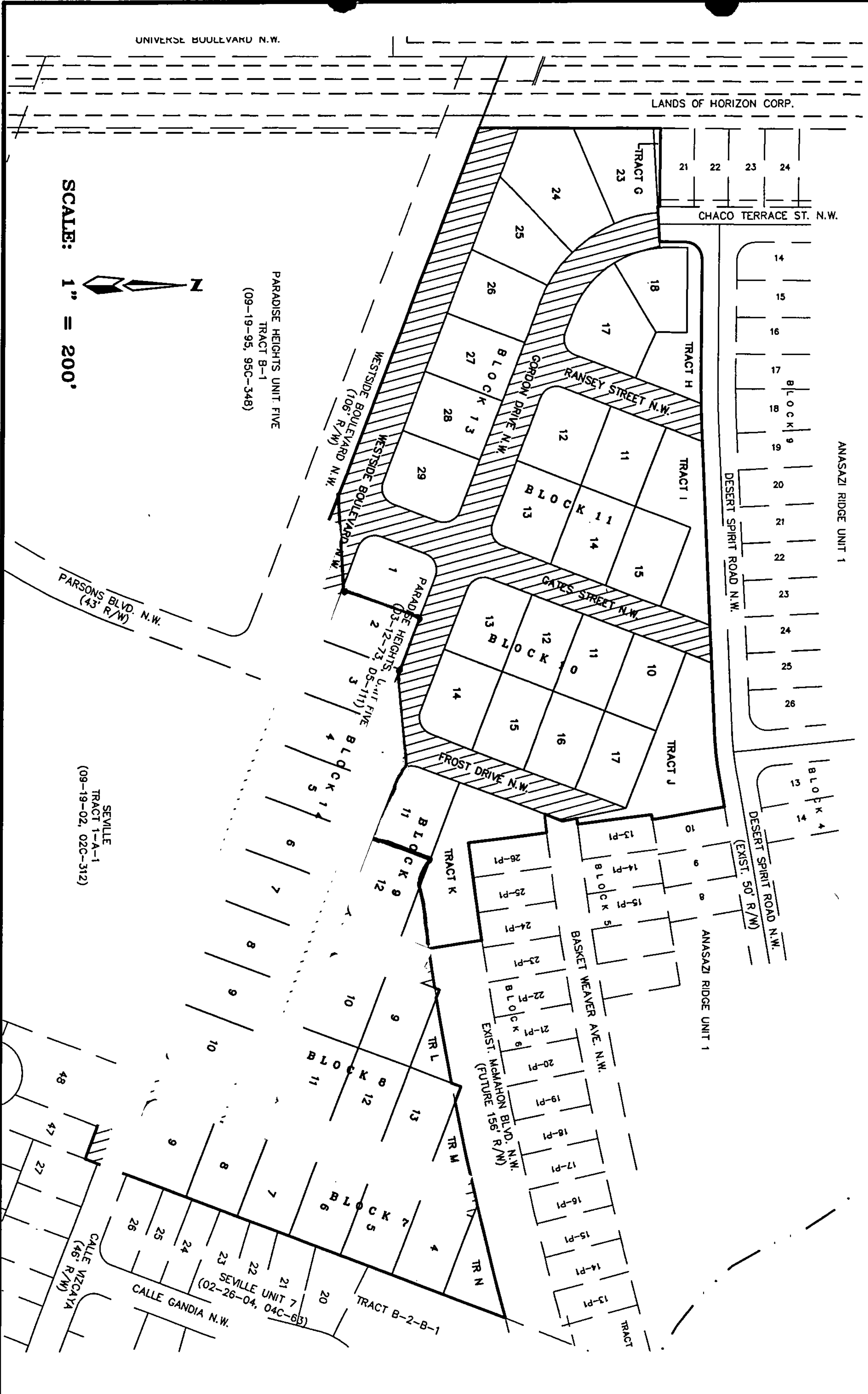
Sincerely,

Rudy E. Rael Associate Engineer
Planning Department.
Development and Building Services

RR

C: Chuck Carusso DMD
C: Lynn Mazur, AMAFCA
CC: file

EXHIBIT A VACATION REQUEST ANASAZI RIDGE UNIT 2



SCALE: 1" = 200'



PARADISE HEIGHTS UNIT FIVE
TRACT B-1
(09-19-95, 95C-348)

PARSONS BLVD. N.W.
(43' R/W)

SEVILLE
TRACT 1-A-1
(09-19-02, 02C-312)

SEVILLE UNIT 7
(02-26-04, 04C-63)

NOTE: (RIGHT-OF-WAY TO BE VACATED BY THIS PLAT.)
 ALL OF THE REMNANT PORTION OF: RAMSEY STREET N.W.,
 GATES STREET N.W., FROST DRIVE N.W., MASON STREET N.W.,
 AND NAVAJO DRIVE N.W.
 A PORTION OF: WESTSIDE BOULEVARD N.W.
 ALL OF: GORDON DRIVE N.W.

INDICATES VACATION REQUEST

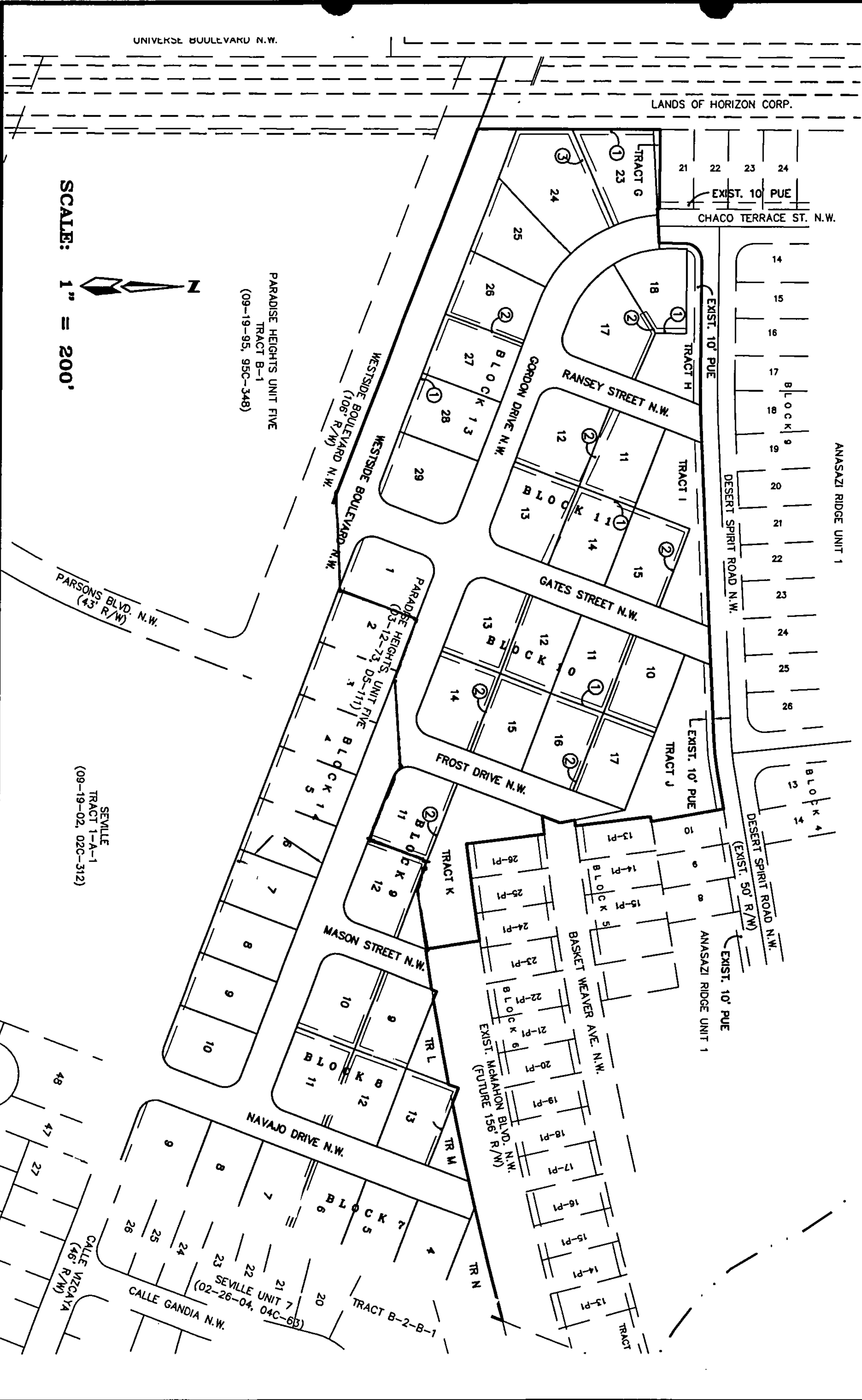
EXHIBIT B

VACATION REQUEST

ANASAZI RIDGE UNIT 2

NOTE: EXISTING EASEMENTS TO BE VACATED BY THIS PLAN.

- ① EXISTING 7' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, D5-111)
- ② EXISTING 5' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, D5-111)
- ③ EXISTING 15' DRAINAGE EASEMENT (03-12-73, D5-111)



SCALE: 1" = 200'



PARADISE HEIGHTS UNIT FIVE
TRACT B-1
(09-19-95, 95C-348)

PARSONS BLVD. N.W.
(43' R/W)

SEVILLE
TRACT 1-A-1
(09-19-02, 02C-312)

SEVILLE UNIT 7
(02-26-04, 04C-63)

ANASAZI RIDGE UNIT 1

LANDS OF HORIZON CORP.

UNIVERSE BOULEVARD N.W.

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

PAID RECEIPT

APPLICANT NAME Capital Alliance Investments LLC
 AGENT Mark Goodwin & Associates
 ADDRESS P.O. Box 90606
 PROJECT & APP # 1003684 / 06 DRB 00776, ~~0077001~~
 PROJECT NAME Anasazi Ridge - Unit 2 -

City of Albuquerque
Treasury Division

6/2/2006 1:08PM LOC: ANNX
 RECEIPT# 00058974 WSH 008 TRANSH 0032
 Account 441018 Fund 0110
 Activity 4971000 TRSLJS
 Trans Amt \$2,050.00
 J24 Misc

\$75.00
 \$2,050.00
 \$0.00
 CK CHANGE
 Thank You

- \$ 26.00 441032/3424000 Conflict Management Fee
- \$ 1955 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
- \$ 2050.00 TOTAL AMOUNT DUE

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

THIS CHECK IS VOID WITHOUT A GRAY & BURGUNDY BACKGROUND AND AN ARTIFICIAL FINGERPRINT & CERTIFICATION SEAL WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW SEAL

Capital Alliance Investments, LLC
 6300 Jefferson Street NE
 Suite 102
 Albuquerque, NM 87109
 505-828-1100

Bank 1st
 (505)872-1536
 2900 Louisiana Blvd. NE
 Albuquerque, NM 87110

2277
 6/1/2006

Pay to the Order of: City of Albuquerque

Two Thousand Fifty and 00/100

City of Albuquerque

6/2/2006
 RECEIPT# 00058974 WSH 008 TRANSH 0032
 Account 441018 Fund 0110
 Activity 4971000 TRSLJS
 Trans Amt \$2,050.00
 J24 Misc

MEMO: ANASAZI PH. 2 PRELIM PLAT

SIGNATURE HAS A COLORED BACKGROUND - BORDER CONTAINS MICROPRINTING

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 June 13, 2006 To June 28, 2006

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.

John Mackenzie
(Applicant or Agent)

6-2-06
(Date)

I issued 2 signs for this application,

June 2, 2006
(Date)

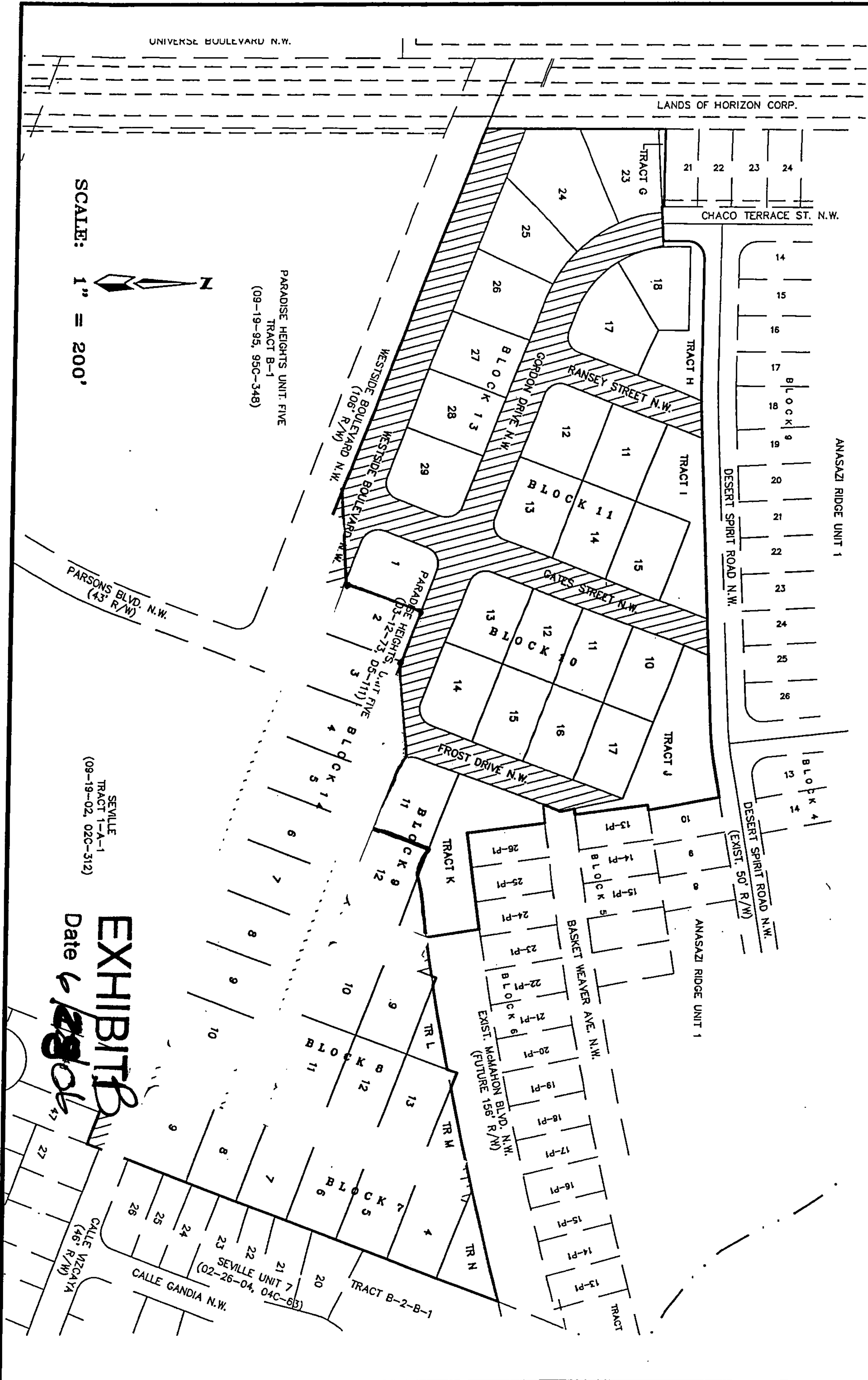
Andrew Garcia
(Staff Member)

DRB PROJECT NUMBER: 1003684

EXHIBIT ~~A~~ VACATION REQUEST ANASAZI RIDGE UNIT 2

NOTE: (RIGHT-OF-WAY TO BE VACATED BY THIS PLAT.)
 ALL OF THE REMNANT PORTION OF: RAMSEY STREET N.W.,
 GATES STREET N.W., FROST DRIVE N.W., MASON STREET N.W.,
 AND NAVAJO DRIVE N.W.,
 A PORTION OF: WESTSIDE BOULEVARD N.W.,
 ALL OF: GORDON DRIVE N.W.

 INDICATES VACATION REQUEST



SCALE: 1" = 200'



PARADISE HEIGHTS UNIT FIVE
 TRACT B-1
 (09-19-95, 95C-348)

PARSONS BLVD. N.W.
 (43' R/W)

SEVILLE
 TRACT 1-A-1
 (09-19-02, 02C-312)

EXHIBIT B
 Date 6/28/06

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CALLE VIZCAYA
 (46' R/W)

SEVILLE UNIT 7
 (02-26-04, 04C-63)

TRACT B-2-B-1

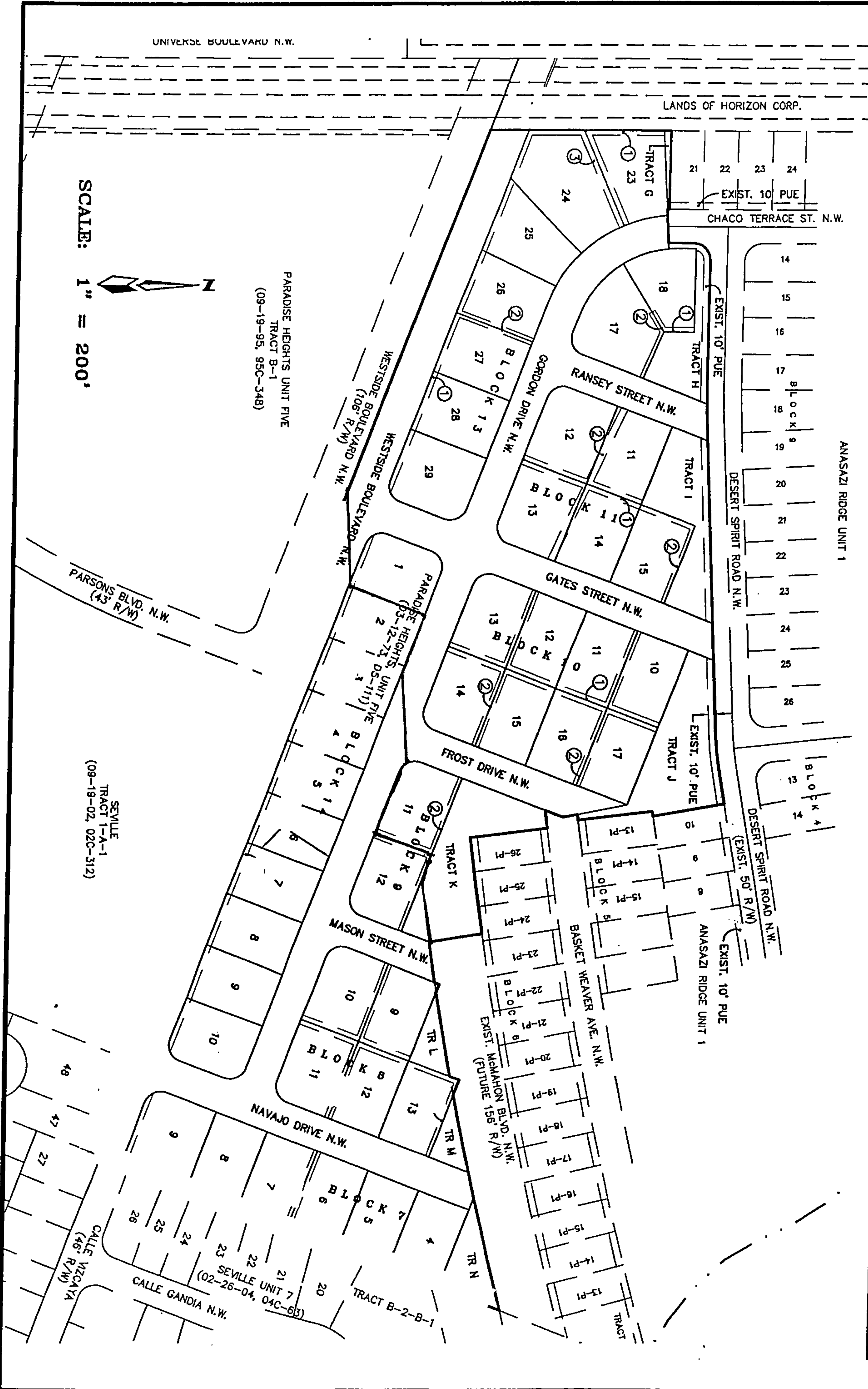
EXHIBIT B

VACATION REQUEST

ANASAZI RIDGE UNIT 2

NOTE: EXISTING EASEMENTS TO BE VACATED BY THIS PLAT.

- ① EXISTING 7' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, D5-111)
- ② EXISTING 5' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, D5-111)
- ③ EXISTING 15' DRAINAGE EASEMENT (03-12-73, D5-111)



SCALE: 1" = 200'



PARADISE HEIGHTS UNIT FIVE
TRACT B-1
(09-19-95, 95C-348)

PARSONS BLVD. N.W.
(43' R/W)

SEVILLE
TRACT 1-A-1
(09-19-02, 02C-312)

SEVILLE UNIT 7
(02-26-04, 04C-65)