



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 8, 2012

Project# 1003991

12DRB-70213 EXT OF SIA FOR TEMP DEFR SDWK CONST

VUELO LLC request(s) the above action(s) for all or a portion of Lot(s) 1-26 AND TRACT A, **SAGE RANCH** zoned RLT, located on SNOW VISTE BETWEEN SAGE AND BENAVIDES containing approximately 3.7442 acre(s). (M-9) [*Deferred from 8/1/12*]

At the August 8, 2012 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by August 23, 2012, in the manner described below.

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

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

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



Jack Cloud, DRB Chair

Cc: VUELO LLC
Marilyn Maldonado
file



DRB CASE ACTION LOG *AMENDMENT TO PRELIMINARY PLAT*

REVISED 10/08/07

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-70223 Project # 1003991
 Project Name: SAGE RANCH
 Agent: PRECISION SURVEYS INC Phone No.: _____

Your request was approved on 9-8-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- UTILITIES: _____
- CITY ENGINEER / AMAFCA: amended S/A
- PARKS / CIP: _____
- PLANNING (Last to sign): dup file and to record
- 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.**

Created On:

3991

DXF Electronic Approval Form

DRB Project Case #: 1003991

Subdivision Name: SAGE RANCH TRACT A1

Surveyor: LARRY W MEDRANO

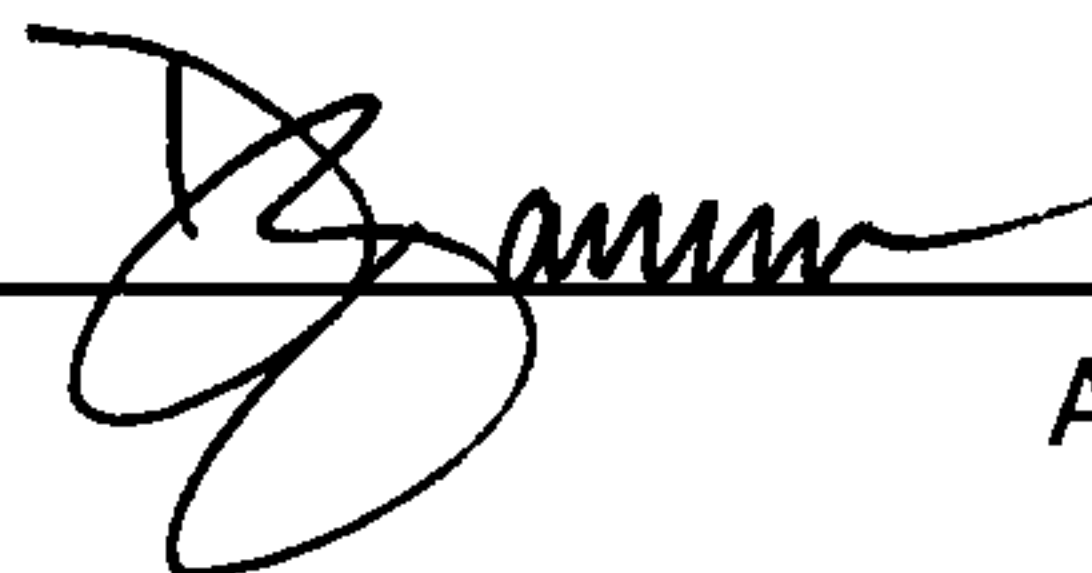
Contact Person: LARRY W MEDRANO

Contact Information: 856-5700

DXF Received: 2/16/2010

Hard Copy Received: 2/16/2010

Coordinate System: NMSP Grid (NAD 83)


Approved

10-01-2010
Date

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

AGIS Use Only
Copied fc **3991** to agiscov on **10/1/2010** Contact person notified on **10/1/2010**

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003991

AGENDA ITEM NO: 60

SUBJECT:

- | | | |
|----------------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat <i>AMB</i> | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

REV/CMT:0 APP:0 SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

No adverse comments

RESOLUTION:

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

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

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

FOR:

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

DATE: 9/1/10

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003991

AGENDA ITEM NO: 10

SUBJECT:

PRELIMINARY PLAT – AMENDED

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: SEPTEMBER 1, 2010

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003991

AGENDA ITEM NO: 4

SUBJECT:

PRELIMINARY PLAT – AMENDMENT

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

09-01-10

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

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: AUGUST 25, 2010

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003991 AGENDA ITEM NO: 4

SUBJECT:

- | | | |
|----------------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat <i>AMJ</i> | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

REV/CMT:0 APP:0 SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

RESOLUTION:

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

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

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

FOR:

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

DATE: 8/25/10

11. **Project# 1003257**
 10DRB-70252 AMENDMENT TO PRELIMINARY PLAT
 10DRB-70253 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
 10DRB-70256 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
 10DRB-70243 AMENDMENT TO PRELIMINARY PLAT
 10DRB-70242 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- MARK GOODWIN AND ASSOCIATES PA agent(s) for CALABACILLAS PROPERTIES LLC, INC request(s) the above action(s) for all or a portion of **Unit 2**, zoned R-1, located on MCMAHON BLVD NW AND WEST OF SALTILLO BLVD containing approximately 29.0239 acre(s). (A-10)
- MARK GOODWIN AND ASSOCIATES PA agent(s) for HERMOSA CREEK LLC request(s) the above action(s) for all or a portion of **SALTILLO UNIT 2 [TBKA Unit 4]**, zoned R-1, located on MCMAHON BLVD NW BETWEEN SALTILLO AND CALANDRIAS containing approximately 8.8673 acre(s). (A-10)
- MARK GOODWIN AND ASSOCIATES PA agent(s) for HERMOSA CREEK LLC request(s) the above action(s) for all or a portion of **SALTILLO Unit 2 [TBKA Unit 5]**, zoned R-1, located on MCMAHON BLVD NW BETWEEN SALTILLO AND CALANDRIAS containing approximately 8.8673 acre(s). (A-10)
- MARK GOODWIN AND ASSOCIATES PA agent(s) for CALABACILLAS PROPERTIES LLC INC request(s) the above action(s) for all or a portion of **SALTILLO Unit(s) 2**, zoned R-1, located on MCMAHON BLVD NW AND WEST OF SALTILLO ST NW containing approximately 37.8912 acre(s). (A-10)
- MARK GOODWIN AND ASSOCIATES PA agent(s) for CALABACILLAS PROPERTIES LLC, INC request(s) the above action(s) for all or a portion of **SALTILLO Unit(s) 2**, zoned R-1, located on BLACK ARROYO BLVD NW SOUTH WEST OF SATILLO containing approximately 11.7008 acre(s). (A-10) **DEFERRED TO 9/15/10 AT THE AGENT'S REQUEST.**
12. **Project# 1003991**
 10DRB-70223 AMENDMENT TO PRELIMINARY PLAT
- PRECISION SURVEYS INC agent(s) for VUELO LLC request(s) the above action(s) for all or a portion of Lot(s) 1-26, Tract(s) A, **SAGE RANCH** zoned R-LT, located on SNOW VISTA SW BETWEEN SAGE SW AND BENAVIDES SW containing approximately 3.7442 acre(s). (M-9) *[Deferred from 8/18/10, 8/25/10]* **THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE AMENDED SIA AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

8. **Project# 1004240**
 10DRB-70216 MINOR - TEMP DEFR
 SWDK CONST
 10DRB-70217 EXT OF SIA FOR TEMP
 DEFR SDWK CONST
- JASON KENT PC agent(s) for VILLAS LAS
 MANANITAS DEVELOPMENT request(s) the above
 action(s) for all or a portion of Lot(s) 1-P-1 THROUGH 16-
 P-1, **VILLAS LAS MANANITAS** zoned R-1, located on
 NORTHEAST CORNER OF RIO GRANDE BLVD NW &
 INDIAN SCHOOL NW (H-13) **THE TEMPORARY
 DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON
 THE INTERIOR STREETS WAS APPROVED AS SHOWN
 ON EXHIBIT 'C' IN THE PLANNING FILE. A TWO YEAR
 EXTENSION TO THE 4-YEAR AGREEMENT FOR THE
 DEFERRAL OF SIDEWALKS WAS APPROVED.**
9. **Project# 1008454**
 10DRB-70218 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL
- ALPHA PROFESSIONAL SURVEYING INC agent(s) for
 HOMES BY KIM BROOKS INC request(s) the above
 action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 17,
JUAN TABO HILLS Unit(s) 1, zoned R-D, located on
 SMARTY JONES ST SE BETWEEN SIR BARTON RD
 SE AND GALLANT FOX SE containing approximately
 .2744 acre(s). (M-22) **THE PRELIMINARY/FINAL PLAT
 WAS APPROVED WITH FINAL SIGN OFF DELEGATED
 TO TRANSPORTATION FOR DIMENSIONAL EXHIBIT
 AND FOR AGIS DXF FILE.**
10. **Project# 1003991**
 10DRB-70223 AMENDMENT TO
 PRELIMINARY PLAT
- PRECISION SURVEYS INC agent(s) for VUELO LLC
 request(s) the above action(s) for all or a portion of Lot(s)
 1-26, Tract(s) A, **SAGE RANCH** zoned R-LT, located on
 SNOW VISTA SW BETWEEN SAGE SW AND
 BENAVIDES SW containing approximately 3.7442
 acre(s). (M-9) **DEFERRED TO 8/25/10 AT THE AGENT'S
 REQUEST.**
11. Other Matters: None.
12. Approval of the Development Review Board Minutes for 8/11/10

ADJOURNED: 9:30

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

3. **Project# 1002928**
10DRB-70237 EXT OF SIA FOR TEMP
DEFR SDWK CONST
- LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) D, **THE TRAILS UNIT 1 Unit(s) 1**, zoned R-D, located on TREE LINE AVE BETWEEN RAINBOW BLVD AND RIO GAUSTEO (C-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
4. **Project# 1003991**
10DRB-70223 AMENDMENT TO
PRELIMINARY PLAT
- PRECISION SURVEYS INC agent(s) for VUELO LLC request(s) the above action(s) for all or a portion of Lot(s) 1-26, Tract(s) A, **SAGE RANCH** zoned R-LT, located on SNOW VISTA SW BETWEEN SAGE SW AND BENAVIDES SW containing approximately 3.7442 acre(s). (M-9) [*Deferred from 8/18/10*] **DEFERRED TO 9/1/10 AT THE AGENT'S REQUEST.**
5. Other Matters: None
6. Minutes:

Approval of the Development Review Board Minutes for August 11th and August 18th 2010.

ADJOURNED: 9:20

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

7. **Project# 1003257**
10DRB-70243 AMENDMENT TO
PRELIMINARY PLAT
- MARK GOODWIN AND ASSOCIATES PA agent(s) for CALABACILLAS PROPERTIES LLC INC request(s) the above action(s) for all or a portion of **SALTILLO Unit(s) 2**, zoned R-1, located on MCMAHON BLVD NW AND WEST OF SALTILLO ST NW containing approximately 37.8912 acre(s). (A-10)**DEFERRED TO 9/8/10 AT THE AGENT'S REQUEST.**
- 10DRB-70242 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- MARK GOODWIN AND ASSOCIATES PA agent(s) for CALABACILLAS PROPERTIES LLC, INC request(s) the above action(s) for all or a portion of **SALTILLO Unit(s) 2**, zoned R-1, located on BLACK ARROYO BLVD NW SOUTH WEST OF SATILLO containing approximately 11.7008 acre(s). (A-10) **DEFERRED TO 9/8/10 AT THE AGENT'S REQUEST.**
8. **Project# 1007139**
10DRB-70241 EXT OF MAJOR
PRELIMINARY PLAT
- MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS LLC request(s) the above action(s) for all or a portion of **JUAN TABO HILLS Unit(s) 3A**, zoned SU-1 RD, located on JUAN TABO BLVD SE BETWEEN GOLFSTREAM DR SE AND TIJERAS ARROYO containing approximately 14.3953 acre(s). (M-22) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
9. **Project# 1008415**
10DRB-70244 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- MARK GOODWIN AND ASSOCIATES PA agent(s) for HOPE CHRISTIAN SCHOOL request(s) the above action(s) for all or a portion of Lot(s) 23, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) A**, zoned R-D, located on PALOMAS NE BETWEEN LOUISIANA BLVD AND SAN PEDRO BLVD containing approximately 0.87 acre(s). (D-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS AND ACCESS EASEMENT AND TO PLANNING TO ADDRESS COMMENTS AND AGIS DXF FILE.**
10. **Project# 1003991**
10DRB-70223 AMENDMENT TO
PRELIMINARY PLAT
- PRECISION SURVEYS INC agent(s) for VUELO LLC request(s) the above action(s) for all or a portion of Lot(s) 1-26, Tract(s) A, **SAGE RANCH** zoned R-LT, located on SNOW VISTA SW BETWEEN SAGE SW AND BENAVIDES SW containing approximately 3.7442 acre(s). (M-9) [*Deferred from 8/18/10, 8/25/10*]**DEFERRED TO 9/8/10 AT THE AGENT'S REQUEST.**

HEARING DATE 8-18-10 (AFF)

Jack doud
DRB file - Planning Dept.

3991

DXF Electronic Approval Form

DRB Project Case #: 1003991

Subdivision Name: SAGE RANCH TRACT A1

Surveyor: LARRY W MEDRANO

Contact Person: LARRY W MEDRANO

Contact Information: 856-5700

DXF Received: 2/16/2010

Hard Copy Received: 2/16/2010

Coordinate System: NMSP Grid (NAD 83)


Approved

02-16-2010
Date

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

AGIS Use Only
Copied fc 3991 to agiscov on 2/16/2010 Contact person notified on 2/16/2010



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 24, 2010

Project# 1003991

10DRB-70034 VACATION OF PUBLIC RIGHT-OF-WAY

10DRB-70035 VACATION OF PUBLIC EASEMENT

10DRB-70056 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for VUELO LLC request(s) the referenced/ above action(s) in order to replat , **SAGE RANCH SUBDIVISION** back into a single tract, zoned RLT, located on the east side of 98th ST SW between SAGE RD SW and BENAVIDES RD SW containing approximately 3.7442 acres. (M-9)

At the February 24, 2010, Development Review Board meeting, the preliminary/final plat was approved with final sign off delegated to transportation for exhibit showing improvements/property line and to planning for utility signatures and for planning to record following 15 day appeal period. the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1), (2) and (3) of the Subdivision Ordinance.

Findings

(A)(1) The vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) Subject to retaining appropriate easements, the public welfare is in no way served by retaining the right of way or easements; The City of Albuquerque does not anticipate any need to utilize the existing right of way for public roadway purposes based on the proposed replat.

(B)(2) There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation; it is the opinion of the Transportation Development Division that the removal of the existing public access easement will provide a net benefit to the public welfare.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right; Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Franchised Utilities shall acknowledge the vacation(s) by their signature on the replat..

If you wish to appeal this decision, you must do so by March 11, 2010 in the manner described below.

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

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

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

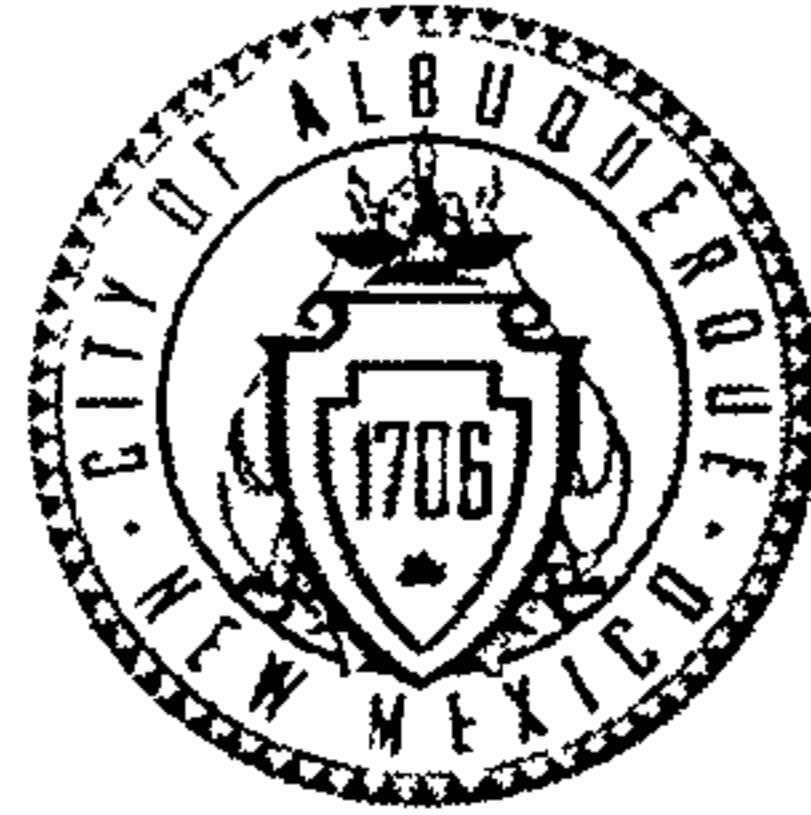
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, AICP, DRB Chair

Cc: Precision Surveys, Inc. – P.O. Box 90636 – Albuquerque, NM 87199
Cc: Vuelo LLC – 1200 Pennsylvania NE Ste 2-B – Albuquerque, NM 87110
Marilyn Maldonado
File



DEVELOPMENT REVIEW BOARD
Action Sheet

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

February 24, 2010 9:00 AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development

Brad Bingham, P.E., Hydrology/ Alternate City Engineer

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Christina Sandoval, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. Project# 1002819**
10DRB-70036 MAJOR – 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for all or a portion of Tract(s) E-6-A-1, **ALBUQUERQUE SOUTH Unit(s) 3** (TBK as Diamond Mesa Subdivision), zoned SU-1 FOR R-2 & R-T, located on the east side of 98TH ST SW between GIBSON BLVD SW and BLAKE RD SW containing approximately 26.5621 acre(s). (N-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
- 2. ~~Project# 1003991~~**
10DRB-70034 VACATION OF PUBLIC
RIGHT-OF-WAY
10DRB-70035 VACATION OF PUBLIC
EASEMENT
10DRB-70056 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for VUELO LLC request(s) the referenced/ above action(s) in order to replat , **SAGE RANCH SUBDIVISION** back into a single tract, zoned RLT, located on the east side of 98th ST SW between SAGE RD SW and BENAVIDES RD SW containing approximately 3.7442 acres. (M-9) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT SHOWING IMPROVEMENTS/PROPERTY LINE AND TO PLANNING FOR UTILITY SIGNATURES AND FOR PLANNING TO RECORD FOLLOWING 15 DAY APPEAL PERIOD.**

CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

February 24, 2010

Project# 1003991

10DRB-70034 VACATION OF PUBLIC RIGHT-OF-WAY
 10DRB-70035 VACATION OF PUBLIC EASEMENT

PRECISION SURVEYS INC agent(s) for VUELO LLC request(s) the referenced/ above action(s) in order to replat, **SAGE RANCH SUBDIVISION** back into a single tract, zoned RLT, located on the east side of 98th ST SW between SAGE RD SW and BENAVIDES RD SW containing approximately 3.7442 acres. (M-9)

AMAFCA No comment				
COG				
TRANSIT Adjacent and nearby routes Route #54, Bridge-Westgate passes the site on 98 th street. Adjacent bus stops Nearest bus stop is located on 98 th street, 130' south of the Sage Ranch/98 th street intersection. serving the Route #54, Site plan requirements None Large site TDM suggestions None. Other information None.				
ZONING ENFORCEMENT No comment				
NEIGHBORHOOD COORDINATION Letters sent to: Westgate Heights NA (R)				
APS Sage Ranch , is located on the east side of 98 th St SW between Sage Rd SW and Benavides Rd SW. The owner of the above property requests a Vacation of Public Right-of-Way and a Vacation of Public Easement for a development that will consist of one tract zoned RLT. Any residential units developed on this property will impact MA Binford Elementary School, Eisenhower Middle School, and West Mesa High School. Currently, all three schools have excess capacity.				
		2009-10		
Loc No	School	40th Day	2009-10 Capacity	Space Available
250	M.A.Binford	768	910	142

480	Eisenhower	958	1,020	62	
570	West Mesa	1,994	2,632	638	

POLICE DEPARTMENT

No comment

FIRE DEPARTMENT

No comment

PNM ELECTRIC & GAS

No comment

COMCAST

No comment

QWEST

Qwest cannot vacate the 7' public utility easement as submitted; Qwest has existing buried facilities located at lot 9-P1 which will provide service for future lots. Prior to any final plat approval, we will need a copy for review. If specific information is required concerning the requested easement vacation please contact Beverly Young at 245-5934

ENVIRONMENTAL HEALTH

No comment

M.R.G.C.D

No comment

OPEN SPACE DIVISION

Open Space has no adverse comments

CITY ENGINEER

Need concurrent platting action. If all lots are part of a consolidation, then Hydrology would have no objection to the vacation request.

TRANSPORTATION DEVELOPMENT

Additional information is required regarding the future layout of this area. Clarify the reason for the vacation request. Refer to Section 14-14-7-2 of the Subdivision Ordinance.

PARKS AND RECREATION

No comment

ABCWUA

No comment

PLANNING DEPARTMENT

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

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



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, February 24, 2010, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1002819

10DRB-70036 MAJOR – 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for all or a portion of Tract(s) E-6-A-1, **ALBUQUERQUE SOUTH Unit(s) 3** (TBK as Diamond Mesa Subdivision), zoned SU-1 FOR R-2 & R-T, located on the east side of 98TH ST SW between GIBSON BLVD SW and BLAKE RD SW containing approximately 26.5621 acre(s). (N-9)

Project# 1003991

10DRB-70034 VACATION OF PUBLIC
RIGHT-OF-WAY
10DRB-70035 VACATION OF PUBLIC
EASEMENT

PRECISION SURVEYS INC agent(s) for VUELO LLC request(s) the referenced/ above action(s) in order to replat , **SAGE RANCH SUBDIVISION** back into a single tract, zoned RLT, located on the east side of 98th ST SW between SAGE RD SW and BENAVIDES RD SW containing approximately 3.7442 acres. (M-9)

Project# 1004073

10DRB-70033 MAJOR – 1 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

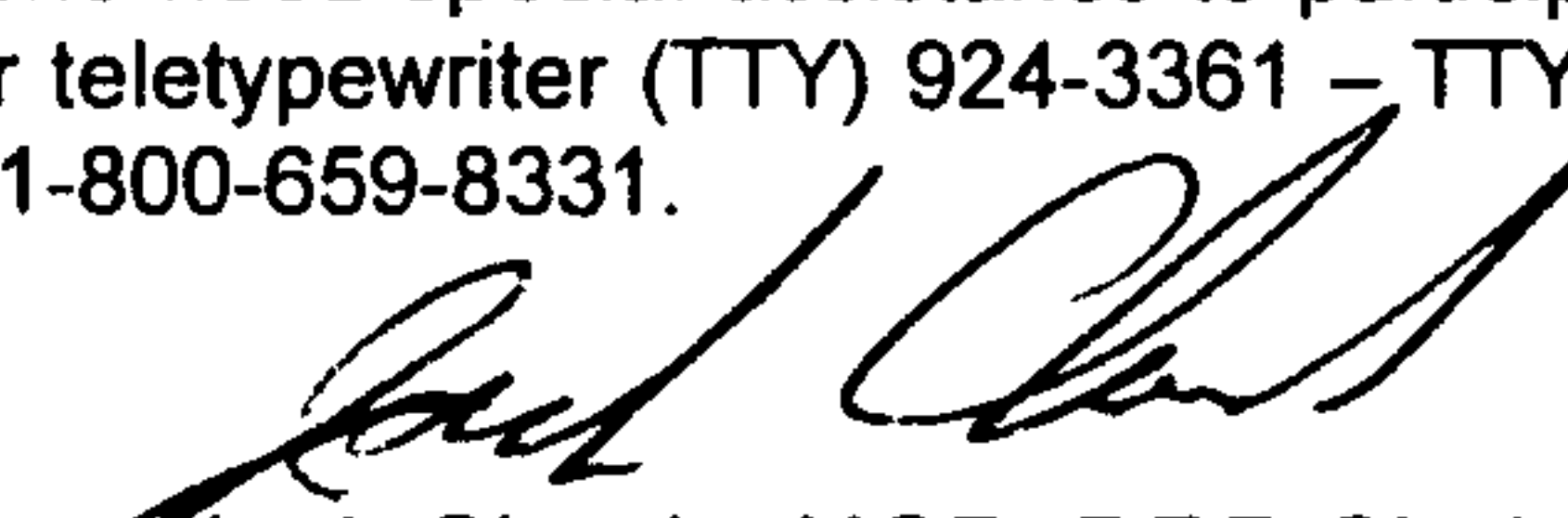
MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the referenced/ above action(s) for all or a portion of **JUAN TABO HILLS Unit(s) 1**, zoned RD, located on JUAN TABO BLVD NE south of the TIJERAS ARROYO containing approximately 244.4124 acre(s). (M-21, M-22)

Project# 1007886

09DRB-70282 VACATION OF PUBLIC
RIGHT-OF-WAY

The NATIONAL PARK SERVICE request(s) the referenced/ above action(s) for all of ST. JOSEPH'S AVENUE NW, located on the west side of UNSER BLVD NW within the boundary of Petroglyph National Monument. (G-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, FEBRUARY 8, 2010.

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

Meeting Date: Wednesday, February 24, 2010
Zone Atlas Page: (M-9)
Notification Radius: 100 Ft.

Project# 1003991
App# 10DRB-70034, 10DBR-70035

Cross Reference and Location: located on SNOW VISTA SW BETWEEN SAGE SW
AND BENAVIDES SW

Applicant: VUELO LLC
1200 PENNSYLVANIA NE STE 2-B
ALBUQUERQUE NM 87110

Agent: LARRY MEDRANO
PRECISION SURVEYS INC
PO BOX 90636
ALBUQUERQUE NM 87113

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

Date Mailed: February 5, 2010
SIGNATURE: *ERIN TREMLIN - A.T.*

UPC	OWNER	OWNADD	OWNADD2	LEGALDESC	Shape_Area
100905517233320000	QUINONES RENE RAMIREZ	1209 PEARL ST SW	ALBUQUERQUE NM 87120	*00040063WESTGATE HEIGHTS ADD UNIT 2	9223.8
100905525836622000	ESTANCIAL BLUEWATER LLC	8400 MENAUL BLVD NE SUITE A214	ALBUQUERQUE NM 87109	LOT 12-P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUBDIVISIONCONT .1105 AC	4847.2
100905516736020000	VUELO LLC	1200 PENNSYLVANIA NE SUITE 2B	ALBUQUERQUE NM 87110	LT 3-P1 PLAT OF SAGE RANCH CONT .1040 AC	4537.8
100905524336322000	MEDINA ROBERT & REBECCA	9427 JENNY CT SW	ALBUQUERQUE NM 87121	LOT 9-P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUBDIVISIONCONT .1653 AC	7160.4
100905523535620000	DURAN LEONARD D & ASTRAEA	9413 REBA SW	ALBUQUERQUE NM 87121	*00160063WESTGATE HEIGHTS ADD UNIT 2	6567.2
100905524535022000	SFJV-2003-2 LLC	745 7TH AVE FLOOR 5	NEW YORK NY 10019	LOT 7-P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUBDIVISIONCONT .1287 AC	5603.2
100905524235620000	ORTIZ MIGUEL A	9409 REBA AVE SW	ALBUQUERQUE NM 87121	*00170063WESTGATE HEIGHTS ADD UNIT 2	7155.3
100905524237922000	CORDOVA A GERALD	9426 SHONE AVE SE	ALBUQUERQUE NM 87121	LOT 22-P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUBDIVISIONCONT .1452 AC	6591.7
100905516239020000	WAL-MART STORES EAST LIMITED PARTNERSHIP % WAL-MART PROP TAX DEPT MS 0555	PO BOX 8050	BENTONVILLE AR 72712 8050	PARCEL A-1-B PLAT OF PARCELS A-1-A, A-1-B, A-1- C, A-1-D & A-1-E TOWN OF ATRISCO GRANT UNIT 7 CONT 4.7626 AC	201058.0
100905522833721000	SANTIAGO ANDRES M	9416 REBA SW	ALBUQUERQUE NM 87121	*00060064WESTGATE HEIGHTS ADD UNIT 2	11489.1
100905522835520000	MILLS ROBERT E	9417 REBA AVE SW	ALBUQUERQUE NM 87121	*00150063WESTGATE HEIGHTS ADD UNIT 2	6813.5
100905516834020000	OROZCO ROCIO	1205 PEARL SW	ALBUQUERQUE NM 87121	*00050063WESTGATE HEIGHTS ADD UNIT 2	9466.2
100905524637422000	RAMIREZ JOSE C & MARIA R	9422 SHONE AVE SW	ALBUQUERQUE NM 87121	LOT 21-P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUBDIVISIONCONT .1621 AC	7098.8
100905525237622000	SANCHEZ BARBARA M & EDILBERIO	9418 SHONE AVE SW	ALBUQUERQUE NM 87121	LOT 20-P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUBDIVISIONCONT .1143 AC	4969.1
100905517335120000	ARMIJO PETER M ETUX	9613 REBA AVE SW	ALBUQUERQUE NM 87105	*00070063WESTGATE HEIGHTS ADD UNIT 2	6767.2
100905516734820000	MORALES PAUL & MORALES JAIME & PONCE EMMA	1201 PEARL ST SW	ALBUQUERQUE NM 87121	*00060063WESTGATE HEIGHTS ADD UNIT 2	12046.0

100905524836722000	ROBERTSON CYNTHIA & JEREMIAH	8401 YEAGER DR NE	ALBUQUERQUE NM 87109	LOT 10-P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUBDIVISIONCONT .1084 AC	4685.3
100905519933521000	CHAVIRA REGINALDO M	9600 REBA AVE SW	ALBUQUERQUE NM 87121 9000	*00020064WESTGATE HEIGHTS ADD UNIT 2	11499.3
100905525034822000	MONTOYA MARCELINO SALAMON	9422 JENNY CT SW	ALBUQUERQUE NM 87121	LOT 6-P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUBDIVISIONCONT .1159 AC	4899.8
100905525935122000	SAUCEDO IRVIN A & MAYRA	9414 JENNY CT SW	ALBUQUERQUE NM 87121	LOT 4-P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUBDIVISIONCONT .1106 AC	4740.7
100905518235120000	ORTIZ RENNEE L DURAN	9609 REBA AVE SW	ALBUQUERQUE NM 87105	*00080063WESTGATE HEIGHTS ADD UNIT 2	7016.9
100905519535320000	CELIS ANA L	2742 ADAMS ST NE	ALBUQUERQUE NM 87110 2904	*00100063WESTGATE HEIGHTS ADD UNIT 2	6629.2
100905519935520000	FD SAGE MARKETPLACE LLC	4110 N SCOTTSDALE RD SUITE 125	SCOTTSDALE AZ 85251	PARCEL A-1-D PLAT OF PARCELS A-1-A, A-1-B, A-1- C, A-1-D & A-1-E TOWN OF ATRISCO GRANT UNIT 7 CONT 3.6204 AC	157829.1
100905520235320000	CHARTER BANK	PO BOX 11519	ALBUQUERQUE NM 87192	*00110063WESTGATE HEIGHTS ADD UNIT 2	7160.7
100905518933721000	VESCOVI JEFFREY D ETUX	9604 REBA SW	ALBUQUERQUE NM 87105	*00010064WESTGATE HEIGHTS ADD UNIT 2	8462.8
100905518935220000	MURPHY PHILLIP B & LINDA S	9605 REBA AVE SW	ALBUQUERQUE NM 87121 9004	*00090063WESTGATE HEIGHTS ADD UNIT 2	6776.3
100905525336622000	HAWKS JAMES E	9419 JENNY CT SW	ALBUQUERQUE NM 87121	LOT 11-P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUBDIVISIONCONT .1011 AC	4679.1
100905524138922000	SOLIS HECTOR	1115 SHAWNDR DR SW	ALBUQUERQUE NM 87121	LOT 24-P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUBDIVISIONCONT .1032 AC	4518.9
100905525535022000	VARGAS JOSE M & CISNEROS GUADALUPE I	9418 JENNY CT SW	ALBUQUERQUE NM 87121	LOT 5-P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUBDIVISIONCONT .1011 AC	4458.1
100905524138522000	FLORES GABRIEL & DEBORAH A	9430 SHONE AVE SW	ALBUQUERQUE NM 87121	LOT 23-P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUBDIVISIONCONT .1030 AC	4594.7
100905521833721000	AKERS DONNA	9500 REBA AVE SW	ALBUQUERQUE NM 87121	*00050064WESTGATE HEIGHTS ADD UNIT 2	9703.3
100905520835320000	MARTINEZ ANGEL M	9509 REBA AVE SW	ALBUQUERQUE NM 87121	*00120063WESTGATE HEIGHTS ADD UNIT 2	6611.1
100905521435420000	HOWARD MICHAEL P & VALDEZ RENEE C	9505 REBA SW	ALBUQUERQUE NM 87121	*00130063WESTGATE HEIGHTS ADD UNIT 2	7063.6
100905522235520000	ABEITA STEVEN F & ROSEANNE LEE	9501 REBA AVE SW	ALBUQUERQUE NM 87121 9003	*00140063WESTGATE HEIGHTS ADD UNIT 2	6787.3

100905525737722000	PADILLA MICHELLE R	9414 SHONE AVE SW	ALBUQUERQUE NM 87121	LOT 19-P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUBDIVISIONCONT .1104 AC	4854.3
100905524335622000	PEREA ANITA MARTINEZ & LUCERO EDNA	9025 4TH ST NW	ALBUQUERQUE NM 87114	LOT 8-P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUBDIVISIONCONT .1084 AC	4656.4
100905510538420000	PAN AMERICAN LLC	100 SUN AVE NE SUITE 100	ALBUQUERQUE NM 87109	TRACT A PLAT FOR TRACT A SNOW VISTA INVESTORS CONT 10.7614 AC	473359.9

SAUCEDO IRVIN A & MAYRA
9414 JENNY CT SW
ALBUQUERQUE NM 87121

SFJV-2003-2 LLC
745 7TH AVE FLOOR 5
NEW YORK NY 10019

SOLIS HECTOR
1115 SHAWNDRRA DR SW
ALBUQUERQUE NM 87121

VARGAS JOSE M & CISNEROS
GUADALUPE I
9418 JENNY CT SW
ALBUQUERQUE NM 87121

VESCOVI JEFFREY D ETUX
9604 REBA SW
ALBUQUERQUE NM 87105

VUELO LLC
1200 PENNSYLVANIA NE SUITE 2B
ALBUQUERQUE NM 87110

WAL-MART STORES EAST LIMITED
PARTNERSHIP % WAL-MART PROP
TAX DEPT MS 0555
PO BOX 8050
BENTONVILLE AR 72712 8050

ABEITA STEVEN F & ROSEANNE LEE
9501 REBA AVE SW
ALBUQUERQUE NM 87121 9003

AKERS DONNA
9500 REBA AVE SW
ALBUQUERQUE NM 87121

ARMIJO PETER M ETUX
9613 REBA AVE SW
ALBUQUERQUE NM 87105

CELIS ANA L
2742 ADAMS ST NE
ALBUQUERQUE NM 87110 2904

CHARTER BANK
PO BOX 11519
ALBUQUERQUE NM 87192

CHAVIRA REGINALDO M
9600 REBA AVE SW
ALBUQUERQUE NM 87121 9000

CORDOVA A GERALD
9426 SHONE AVE SE
ALBUQUERQUE NM 87121

DURAN LEONARD D & ASTRAEA
9413 REBA SW
ALBUQUERQUE NM 87121

ESTANCIAL BLUEWATER LLC
8400 MENAUL BLVD NE SUITE A214
ALBUQUERQUE NM 87109

FD SAGE MARKETPLACE LLC
4110 N SCOTTSDALE RD SUITE 125
SCOTTSDALE AZ 85251

FLORES GABRIEL & DEBORAH A
9430 SHONE AVE SW
ALBUQUERQUE NM 87121

HAWKS JAMES E
9419 JENNY CT SW
ALBUQUERQUE NM 87121

HOWARD MICHAEL P & VALDEZ
RENEE C
9505 REBA SW
ALBUQUERQUE NM 87121

MARTINEZ ANGEL M
9509 REBA AVE SW
ALBUQUERQUE NM 87121

MEDINA ROBERT & REBECCA
9427 JENNY CT SW
ALBUQUERQUE NM 87121

MILLS ROBERT E
9417 REBA AVE SW
ALBUQUERQUE NM 87121

MONTOYA MARCELINO SALAMON
9422 JENNY CT SW
ALBUQUERQUE NM 87121

MORALES PAUL & MORALES JAIME &
PONCE EMMA
1201 PEARL ST SW
ALBUQUERQUE NM 87121

MURPHY PHILLIP B & LINDA S
9605 REBA AVE SW
ALBUQUERQUE NM 87121 9004

OROZCO ROCIO
1205 PEARL SW
ALBUQUERQUE NM 87121

ORTIZ MIGUEL A
9409 REBA AVE SW
ALBUQUERQUE NM 87121

ORTIZ RENNEE L DURAN
9609 REBA AVE SW
ALBUQUERQUE NM 87105

PADILLA MICHELLE R
9414 SHONE AVE SW
ALBUQUERQUE NM 87121

PAN AMERICAN LLC
100 SUN AVE NE SUITE 100
ALBUQUERQUE NM 87109

PEREA ANITA MARTINEZ & LUCERO
EDNA
9025 4TH ST NW
ALBUQUERQUE NM 87114

QUINONES RENE RAMIREZ
1209 PEARL ST SW
ALBUQUERQUE NM 87120

RAMIREZ JOSE C & MARIA R
9422 SHONE AVE SW
ALBUQUERQUE NM 87121

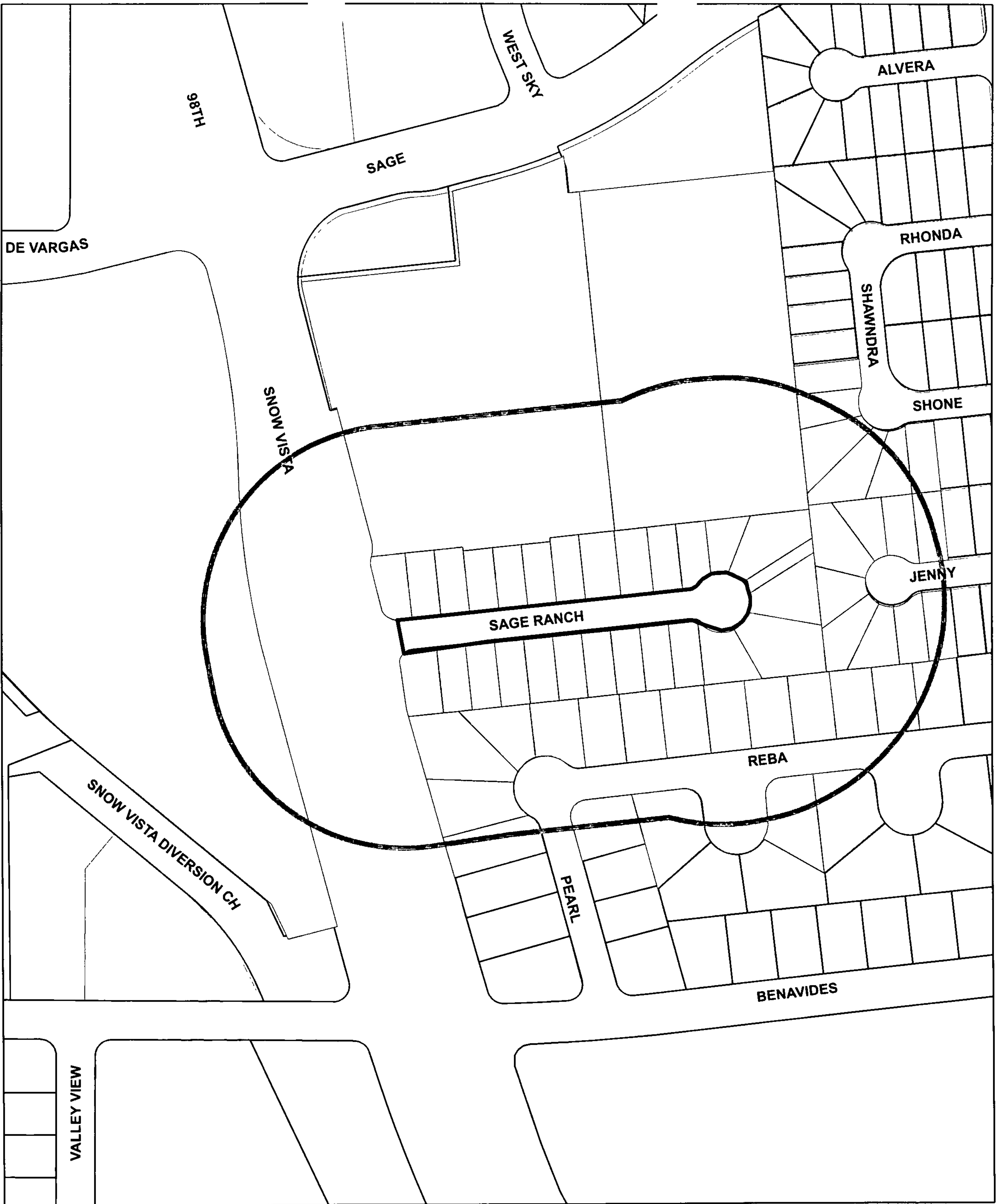
ROBERTSON CYNTHIA & JEREMIAH
8401 YEAGER DR NE
ALBUQUERQUE NM 87109




SANCHEZ BARBARA M & EDILBERIO
9418 SHONE AVE SW
ALBUQUERQUE NM 87121

SANTIAGO ANDRES M
9416 REBA SW
ALBUQUERQUE NM 87121

Project# 1003991
PRECISION SURVEYS INC
PO BOX 90636
ALBUQUERQUE, NM 87199

Project# 1003991
VUELO LLC
1200 PENNSYLVANIA NE STE 2B
ALBUQUERQUE, NM 871110



-  Buffer
-  Project Site
-  Ownership Selection

Ownership Selection
Project# 1003991
10DRB-70034
10DRB-70035



HEARINGS DATE 2-24-10 (VPE) (PF)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 3, 2008

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

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

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

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

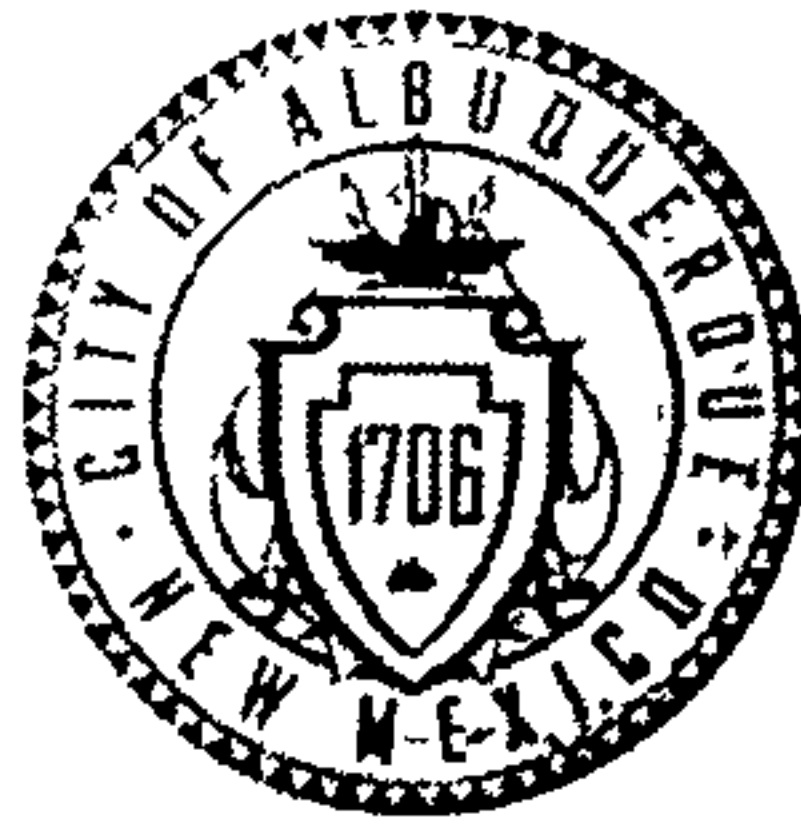
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued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

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

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


Jack Cloud, AICP, DRB Chair

Cc: Vuelo, LLC – 1200 Pennsylvania NE Ste 2B – Albuquerque, NM 87110
Marilyn Maldonado
File



**DEVELOPMENT REVIEW BOARD
Action Sheet**

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

September 3, 2008

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1003004**
08DRB-70359 MAJOR - - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)
HOMESITE FIVE LTD request(s) the referenced/ above
action(s) for all or a portion **STINSON PARK
SUBDIVISION** zoned R-D/ R-LT, located on the south
side of TOWER RD SW BETWEEN UNSER BLVD SW
AND STINSON ST SW containing approximately 14.87
acre(s). (L-10) **THE TWO YEAR EXTENSION OF THE
SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS
APPROVED**
2. **Project# ~~1003991~~**
08DRB-70358 MAJOR - - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)
VUELO LLC request(s) the referenced/ above action(s) for
all or a portion of **SAGE RANCH SUBDIVISION** zoned
R-LT, located on the east side of 98TH ST SW
BETWEEN SAGE RD SW AND BENAVIDES RD NW
containing approximately 3.74 acre(s). (M-9) **THE TWO
YEAR EXTENSION OF THE SUBDIVISION
IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**
3. **Project# 1003470**
08DRB-70353 MAJOR - - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)
WILSON & COMPANY agent(s) for KB HOMES NM
INC request(s) the referenced/ above action(s) for all or a
portion of **VISTA VIEJA SUBDIVISION Unit 1** zoned
SU-2/ R-D, located on VISTA DEL SOL DR NW
BETWEEN VISTA ATIGUA RD NW AND GO WEST
RD NW containing approximately 40.18 acre(s). (D-9)
**THE TWO YEAR EXTENSION OF THE SUBDIVISION
IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

4. **Project# 1004355**
08DRB-70355 MAJOR - - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

WILSON & COMPANY agent(s) for KB HOMES NM INC request(s) the referenced/ above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit 2** zoned SU-2/ R-D, located on VISTA DEL SOL DR NW BETWEEN GO WEST RD NW AND SCENIC RD NW containing approximately 40.86 acre(s). (D-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

5. **Project# 1004607**
08DRB-70356 MAJOR - - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

WILSON & COMPANY agent(s) for KB HOME NM, INC request(s) the referenced/ above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit 3**, zoned SU-2/ R-D, located on the west side of VISTA TERRAZA DR NW BETWEEN SCENIC RD NW AND GROUNDSEL RD NW (D-9); and, **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

08DRB-70357 MAJOR - - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

WILSON & COMPANY agent(s) for KB HOMES NM INC request(s) the referenced/ above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit 4**, zoned SU-2/ R-D, located on the west side of VISTA ANTIGUA DR NW BETWEEN GROUNDSEL RD NW AND VISTA VIEJA AVE NW containing approximately 77.86 acre(s). (D-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

6. **Project# 1005182**
08DRB-70354 MAJOR - - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

WILSON & COMPANY agent(s) for LA CUENTISIA II SALES, LLC request(s) the referenced/ above action(s) for all or a portion of **LA CUENTISTA SUBDIVISION Unit II**, zoned SU-2 SRSL 26, located on the south side of ROSA PARKS RD NW BETWEEN ALOE RD NW AND KIMMICK RD NW containing approximately 35.4714 acre(s). (C-10 & C-11) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

7. **Project# 1006516**
07DRB-70030 BULK LAND VARIANCE
07DRB-70031 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70032 MINOR - TEMP DEFR
SWDK CONST
07DRB-70033 SIDEWALK WAIVER
07DRB-70034 VACATION OF PUBLIC
EASEMENT
07DRB-70085 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

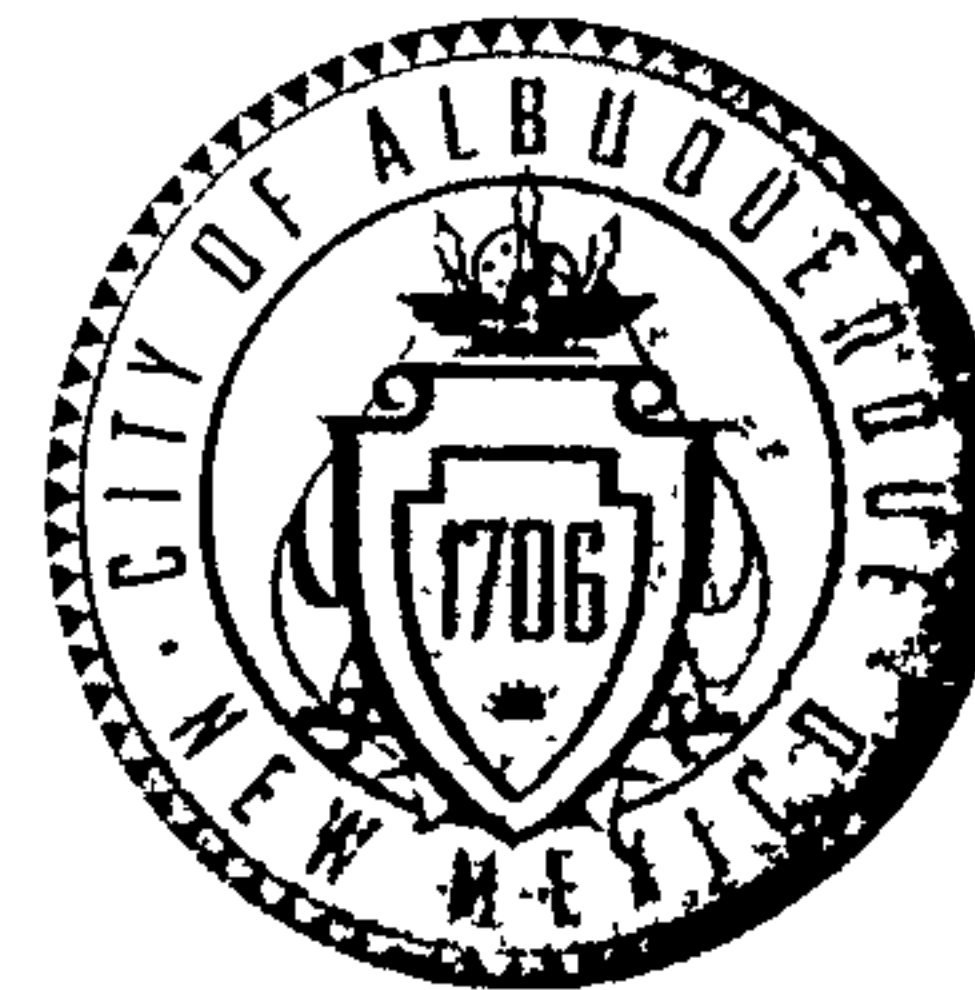
BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) *[Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07, 1/30/08, 3/5/08, 4/9/08, 5/14/08, 5/28/08, 6/4/08, 6/11/08, 6/25/08, 7/16/08, 8/6/08 & 8/20/08]* **DEFERRED TO 9/24/08 AT THE AGENT'S REQUEST.**

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003991 AGENDA# 2 DATE: 9/3/08

- 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: _____
- 8. Name: _____ Address: _____ Zip: _____
- 9. Name: _____ Address: _____ Zip: _____
- 10. Name: _____ Address: _____ Zip: _____
- 11. Name: _____ Address: _____ Zip: _____
- 12. Name: _____ Address: _____ Zip: _____
- 13. Name: _____ Address: _____ Zip: _____
- 14. Name: _____ Address: _____ Zip: _____
- 15. Name: _____ Address: _____ Zip: _____
- 16. Name: _____ Address: _____ Zip: _____
- 17. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003991

AGENDA ITEM NO: 2

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

The Hydrology section has no objection to the extension request.

Albuquerque

NM 87103

RESOLUTION:

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

www.cabq.gov

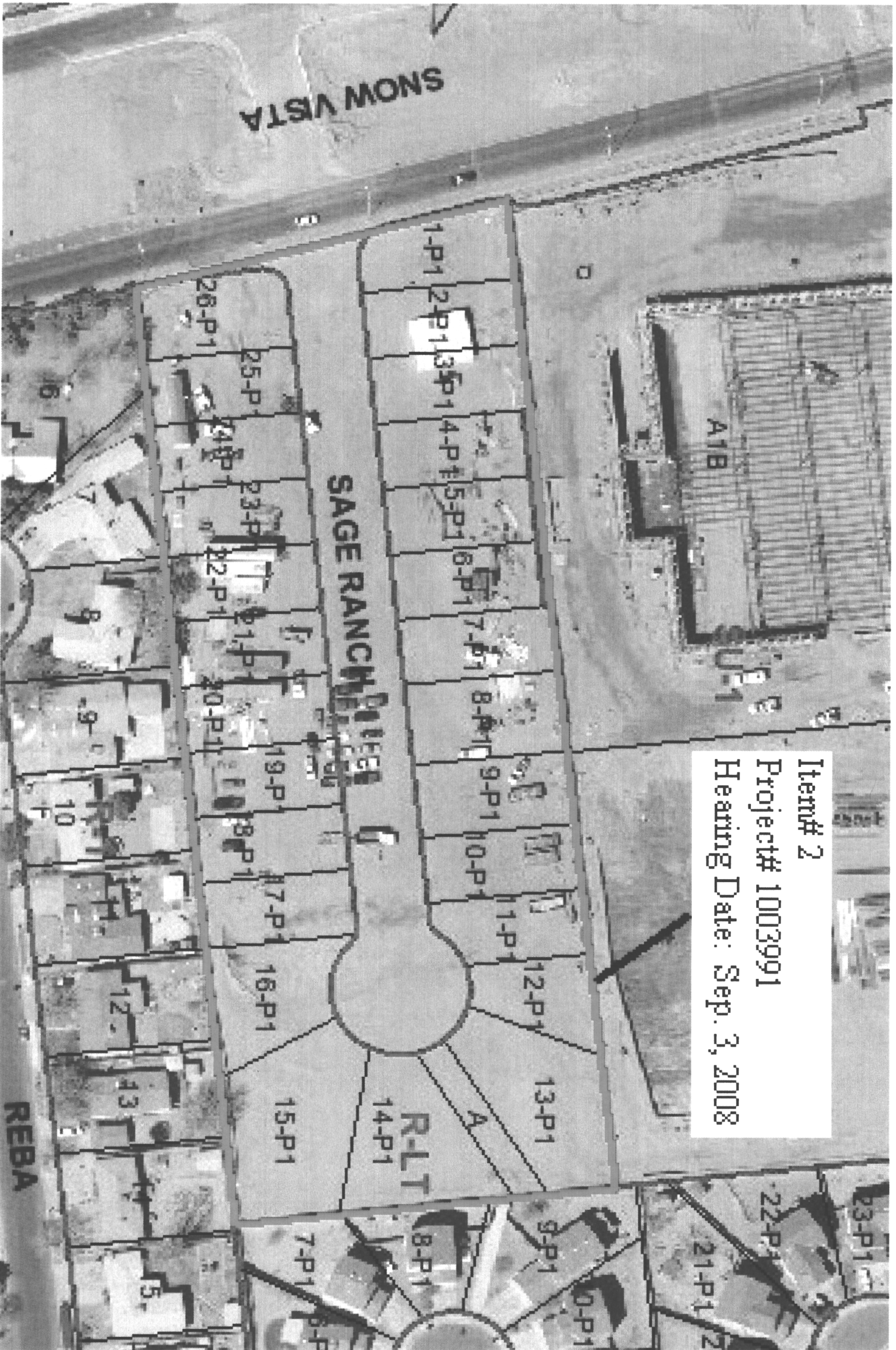
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

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

DATE: September 3, 2008



Item# 2
Project# 1003991
Hearing Date: Sep. 3, 2008



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

September 3, 2008

Project# 1003991

08DRB-70358 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

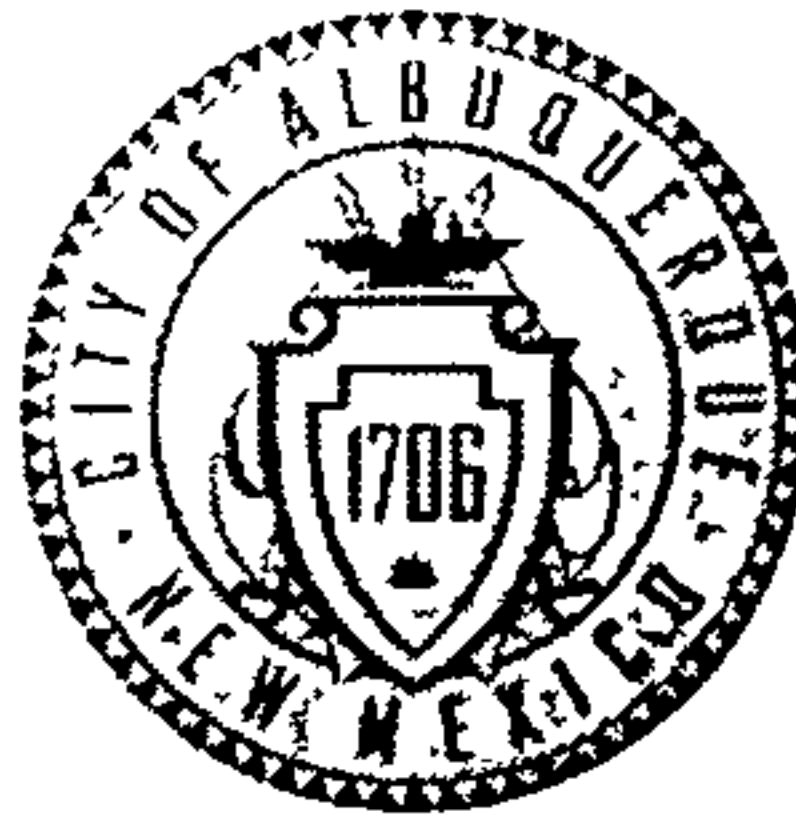
VUELO LLC request(s) the referenced/ above action(s) for all or a portion of **SAGE RANCH SUBDIVISION** zoned R-LT, located on the east side of 98TH ST SW BETWEEN SAGE RD SW AND BENAVIDES RD NW containing approximately 3.74 acre(s). (M-9)

<p>AMAFCA No objection.</p>
<p>COG 98th St / Snow Vista Bd is designated on ITS Implementation Map as having ITS improvements in the long term (2030 MTP horizon). Coordination with City representative on the ITS Committee is recommended.</p> <p>MPO Project ID# 473.0 98th St Extension (SW Albuquerque Stage I) is a privately-funded project to construct a new 4-lane roadway from Blake Rd to a point north of 86th St. This project also includes bike lanes and trail. Since this project is privately-funded, there is no financial programming information associated with it. Coordination with DMD is recommended to insure infrastructure development appropriate to surrounding land uses.</p> <p>For information purposes, the functional classification of 98th St <i>from Sage Rd north</i> is that of urban minor arterial.</p>
<p>TRANSIT No comments provided</p>
<p>ZONING ENFORCEMENT No comment.</p>
<p>NEIGHBORHOOD COORDINATION Letters sent to: Westgate Heights NA (R) 8/26/08 – On the applicant’s ONC Letter we listed Westgate Vecinos. On 8/7/08 – Westgate Vecinos is no longer on our list – this association is no longer active - siw</p>
<p>APS No comments provided</p>
<p>POLICE DEPARTMENT No comments provided</p>
<p>FIRE DEPARTMENT No comments provided</p>
<p>PNM ELECTRIC & GAS No comments provided</p>
<p>COMCAST No comments provided</p>
<p>QWEST No comments provided</p>

ENVIRONMENTAL HEALTH No comments provided
M.R.G.C.D No comment.
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER
TRANSPORTATION DEVELOPMENT Clarify what has yet to be built as well as the proposed timeline.
PARKS AND RECREATION No objection.
ABCWUA What is not completed of the Infrasture List items?
PLANNING DEPARTMENT Refer to comments from affected agencies (e.g. Transportation Development, ABCWUA, Hydrology/ City Engineer) regarding proposed extension.

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

Cc: Vuelo LLC – 1200 Pennsylvania NE Ste 2B – Albuquerque, NM 87110
(Fax 266-1030)



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 13, 2008 9:00 AM
MEMBERS:

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

Kristal Metro, P.E., Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer

Roger Green, P.E., Albuquerque/ Bernalillo Co. WUA
Christina Sandoval, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1001789**
08DRB-70031 1YR YEAR EXTENSION OF
SUBDIVISION IMPROVEMENTS

JASON DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 28-A-1, Block 6 **MONTE VISTA ADDN**, zoned CCR, located on CENTRAL AVE NE BETWEEN WELLESLEY NE AND TULANE NE containing approximately 0.8483 acre(s). (K-16)
THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.

2. **Project# 1004972**
08DRB-70020 VACATION OF PUBLIC
RIGHT-OF-WAY

ROBERT WESTFALL request(s) the above action(s) for all or a portion of Spruce Street NE, adjacent to Lot 1, Block 27, **COUNTRY CLUB ADDITION**, zoned R-1, located on the north side of SIGMA CHI RD NE BETWEEN ENCINO PL NE AND UNIVERSITY BLVD NE (J-15) **THE VACATION WAS DENIED.**

3. **Project# 1007051**
08DRB-70014 VACATION OF PUBLIC
RIGHT-OF-WAY

JOSEPH B. GARCIA agent(s) for JOE M. CRUZ request(s) the above action(s) for all or a portion of **THE AMOLE DEL NORTE DIVERSION**, adjacent to Tract 398-B, Town of Atrisco Grant Unit 3, zoned A-1 (County), located on the north side of SAGE RD SW BETWEEN 75th ST AND RAEL ST SW containing approximately 0.83 acre(s). (L-10) **DEFERRED TO 3/15/08 AT THE AGENT'S REQUEST.**

4. **Project# 1000376**
08DRB-70033 - 1YR YEAR EXTENSION
OF SUBDIVISION IMPROVEMENTS

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1-117 Unit 1 & 1-35 Unit 2, **PARADISE SKIES UNITS 1 & 2**, zoned R-LT, located on BANDELIER DRIVE NW BETWEEN MCMAHON BLVD NW AND UNSER BLVD NW containing approximately 23.2 acre(s). (A-11) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

5. **Project# 1001249**
08DRB-70032 VACATION OF PUBLIC
EASEMENT

TIERRA WEST LLC agent(s) for GOODMAN REALTY GROUP request(s) the above action(s) on a portion of Tract(s) A, **SNOW VISTA INVESTORS**, zoned C-1 (SC), located on 98TH ST SW BETWEEN SAGE RD SW AND BENAVIDES RD SW containing approximately 10.7651 acre(s). (M-9) **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. CONDITION OF FINAL PLAT : EXISTING SANITARY SEWER LINE MUST BE RELOCATED AND APPROVED TO A NEW ALIGNMENT PER ABCWUA.**

6. **Project# 1007063**
08DRB-70030 VACATION OF PUBLIC
EASEMENT

PRECISION SURVEYS INC agent(s) for LARDNER FAMILY REVOCABLE LIVING TRUST request(s) the above action(s) on a portion of Tract(s) A, **LLD SUBDIVISION**, zoned M-1, located on PAN AMERICAN FREEWAY NE BETWEEN COMMERCE DR NE AND OFFICE BLVD NE containing approximately 3.463 acre(s). (F-16, F-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE VACATION MUST BE SHOWN ON THE PLAT.**

7. **Project# 1006953**
07DRB-70406 VACATION OF PUBLIC
EASEMENT

LOGAN HALL request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 4, **TERRACE ADDITION**, zoned SU-2/NCR, located on LEAD AVE SE BETWEEN LOCUST AVE SE AND ELM ST SE containing approximately 0.4539 acre(s). (K-15) *(Deferred from 12/19/07, 12/23/07 & 2/6/08)* **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. A TURN AROUND IS NOT REQUIRED BASED ON EXISTING CONDITIONS.**

8. **Project# 1006001**
08DRB-70052 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
08DRB-70005 VACATION OF PUBLIC
EASEMENT
08DRB-70007 VACATION OF PRIVATE
EASEMENT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 22, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on UNIVERSITY BLVD SE BETWEEN EASTMAN AVE SE AND STRYKER SE containing approximately 15.82 acre(s). (R-16) *(Deferred from 1/30/08 & 2/6/08)* **THE VACATIONS WERE 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 WITH CONDITIONS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/13/08 THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO VERIFICATION WITH THE CITY ATTORNEY REGARDING APPROPRIATE MAINTENANCE OF TRACT 22C. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

9. **Project# 1004075**
07DRB-70453 LEVEL B PLAN PHSE 2
DRB FINAL SIGNOFF

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM LLC request(s) the above action(s) for all or a portion of **MESA DEL SOL LEVEL B MASTER PLAN**, zoned PC/PLANNED COMMUNITY, located on EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE, containing approximately 3,082 acre(s). *(Deferred from 1/9/08, 1/16/08 & 1/30/08, 2/6/08)* **LEVEL B PLAN RECEIVED FINAL SIGNOFF SUBJECT TO CONCURRENCE FROM CITY ENGINEER AND CITY ATTORNEY REGARDING THE PROCESS FLOWCHART.**

10. **Project# 1002404**
08DRB-70023 EPC APPROVED SDP FOR
BUILD PERMIT
08DRB-70024 EPC APPROVED SDP FOR
SUBDIVISION

GEORGE RAINHART ARCHITECT & ASSOCIATES
agent(s) for PETERSON PROPERTIES request(s) the
above action(s) for all or a portion of Lot(s) 1-B & 1-D,
LADERA INDUSTRIAL CENTER, located on UNSER
BLVD NW BETWEEN VISTA ORIENTE NW AND
LADERA CHANNEL containing approximately 7.08
acre(s). (H-9) (*Deferred from 1/23/08 & 1/30/08*)
**INDEFINITELY DEFERRED AT THE AGENT' S
REQUEST.**

- Project# 1002404**
08DRB-70029 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for PETERSON INV-
98TH/UNSER LLC request(s) the above action(s) for all or
a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTRIAL
CENTER**, zoned SU-1 LIGHT INDUSTRIAL, located on
UNSER BLVD NW AND VISTA ORIENTE ST NW
containing approximately 7.0919 acre(s). (H-9) (*Deferred
from 1/30/08*) **INDEFINITELY DEFERRED AT THE
AGENT' S REQUEST.**

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

11. **Project# 1005513**
08DRB-70035 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for FRANK L
AND EVELYN S BARELA request(s) the above action(s)
for all or a portion of Tract(s) 2, **LANDS OF ALBERT
L. MATTHEW**, zoned R-1, located on 12TH ST NW
BETWEEN DON FRANCISCO NW AND DON
FRANCISCO PL NW containing approximately 0.3755
acre(s). (G-14) (*Deferred from 1/30/08*)

**WITH AN APPROVED GRADING AND DRAINAGE PLAN
DATED 9/4/07, AND WITH THE SIGNING OF THE
INFRASTRUCTURE LIST DATED 2/13/08, THE
PRELIMINARY PLAT WAS APPROVED. FINAL PLAT
WAS INDEFINITELY DEFERRED PENDING
COMPLETION OR FINANCIAL GUARNATEE OF
INFRASTRUCTURE. FINAL SIGN OFF WAS
DELEGATED TO PLANNING FOR THE SITE
DEVELOPMENT PLAN TO BE TIED TO THE
INFRASTRUCTURE AND THE PLAT.**

12. **Project# 1003717**
08DRB-70064 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ERIC JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION TOGETHER WITH A PORTION OF VACATED PUBLIC ALLEY**, zoned SU-2 FOR NCR, located on AVENIDA CESAR CHAVEZ SE BETWEEN BROADWAY BLVD SE AND ARNO ST SE containing approximately 0.1102 acre(s). (L-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR TURN AROUND EASEMENT AND ADDITIONAL COMMENTS, AND TO PLANNING TO RECORD.**

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

13. ~~Project# 1003991~~
08DRB-70065 SKETCH PLAT REVIEW
AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-P1 - 26-P1, **SAGE RANCH**, zoned RLT, located on SNOW VISTA BLVD SW BETWEEN SAGE SW AND BENAVIDES RD SW containing approximately 3.7442 acre(s). (M-9) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project# 1003916**
08DRB-70055 SKETCH PLAT REVIEW
AND COMMENT

ISAACSON AND ARFMAN PA agent(s) for DEL RAY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) A, **MONTERRA DEL RAY Unit(s) A**, zoned SU-1/PDA, located on DERICKSON AVE NE BETWEEN LOUISIANA BLVD NE AND SAN PEDRO DR NE containing approximately 58.2994 acre(s). (D-18) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project# 1007091**
08DRB-70062 SKETCH PLAT REVIEW
AND COMMENT

JULIE RAEL OR ROBERT GUTTIERREZ request(s) the above action(s) for all or a portion of Tract B, **AURELIA GUTIERREZ**, zoned R-1, located on GUADALUPE TRAIL NW BETWEEN SANDIA RD NW AND GRECIAN NW containing approximately 0.15 acre(s). (F-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for January 23, 2008.

Other Matters: None

ADJOURNED: 11:00

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 13, 2008
DRB Comments**

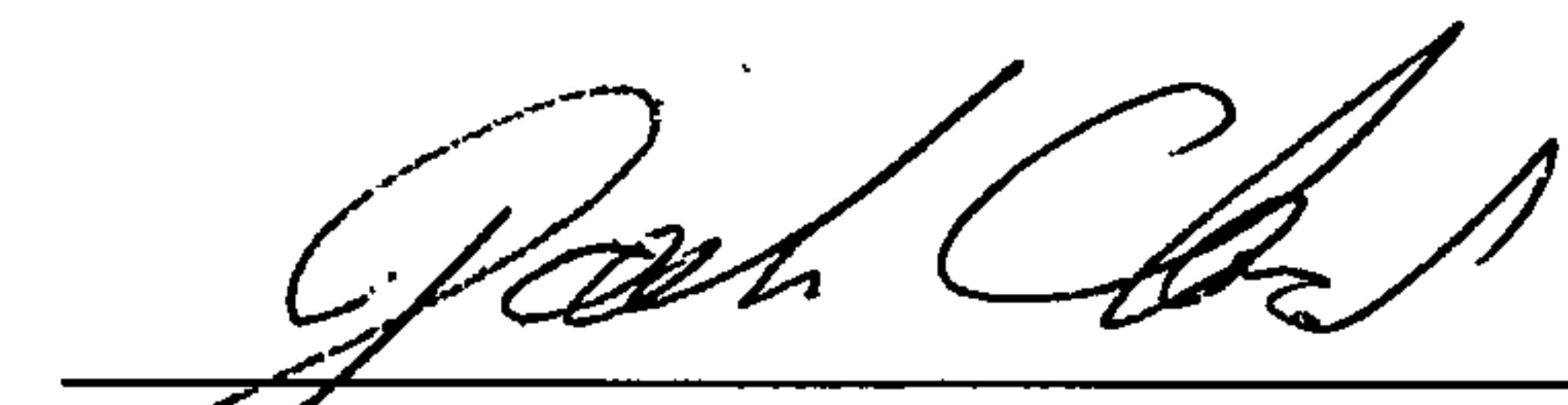
ITEM # 13

PROJECT # 1003991

APPLICATION # 08-70065

RE: Sage Ranch Subdivision

Existing Tract A would require vacation, as well as portions of the cul-de-sac. Proposed access easements must meet DPM minimum standards; the easement in the southeast corner does not meet standards, and the front and back lots at the entrance will need have a common drive in order to not have four drivepads in a row (on both sides of the street). Additionally, the proposed hammerhead turnaround cannot be 'offset.'



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

#23



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.: 06DRB-01513 (FP) Project # 1003991
Project Name: SAGE RANCH SUBDIVISION
Agent: Tierra West LLC Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/25/06 by the DRB with delegation of signature(s) to the following departments. OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: [blank lines]

UTILITIES: resolve issue with existing 20' utility easement and 7' P&E on Tract A.

CITY ENGINEER / AMAFCA: [blank lines]

PARKS / CIP: [blank lines]

PLANNING (Last to sign): record Plat HOA 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.

Called agent for P.U. #5 10/31/07

Project Number 1003991

#23



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.: <u>06DRB-01513 (FP)</u>	Project # <u>1003991</u>
Project Name: <u>SAGE RANCH SUBDIVISION</u>	
Agent: <u>Tierra West LLC</u>	Phone No.: <u>858-3100</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/25/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- UTILITIES: resolve issue with existing 20' utility easement and 7' P&E on Tract A.
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- PLANNING (Last to sign): record Plat
HOA Signature
- _____
- _____

Project Number 1003991

- 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.**

2. **Project # 1002984**
06DRB-01386 Major-Vacation of Pub
Right-of-Way
3. **Project # 1004989**
06DRB-01411 Major-Preliminary Plat
Approval
06DRB-01412 Major-Vacation of Public
Easements
06DRB-01413 Minor-Subd Design (DPM)
Variance
06DRB-01414 Minor-Sidewalk Waiver
06DRB-01415 Minor-Temp Defer SDWK

ROBERT J. 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 NW, between CLIFF RD NW and POPO NW containing approximately 1 acre(s). (E-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, UNIT 2, WILDERNESS @ HIGH DESERT (to be known as **WILDERNESS CANON @ HIGH DESERT**) zoned SU-2, HD/R-R, located on HIGH DESERT PL NE, between TRAILHEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 06DRB-00933, 04DRB-00713,, 04DRB-01723] [*Deferred from 10/25/06*] (F-23) **DEFERRED AT THE BOARD'S REQUEST TO 11/8/06.**

4. **Project # 1005179**
06DRB-01417 Major-Amnd SiteDev Plan
BldPermit

MAHLMAN STUDIO ARCHITECTURE agent(s) for CITY OF ALBUQUERQUE OFFICE OF SENIOR AFFAIRS, request(s) the above action(s) for all or a portion of Lot(s) 1-A-2, ATRISCO BUSINESS PARK, UNIT 2 (to be known as **LOS VOLCANES FITNESS CENTER**) zoned SU-1 FOR SENIOR CENTER, located on LOS VOLCANES RD NW, between AIRPORT NW and COORS NW containing approximately 3 acre(s). (J-10) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING ISSUES AND SIDEWALK EASEMENT QUESTION AND PLANNING FOR 3 COPIES OF THE PLAN AND COMMENTS IN THE FILE.**

5. **Project # 1005031**
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

- 06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

- 06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

6. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06 & 9/13/06 & 9/27/06 & 10/11/06 & 10/25/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

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

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

7. **Project # 1003272**
06DRB-01509 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) 2-A-1-B-2-B-1, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 FOR C-3 USES, located on EAGLE RANCH RD NW, between PASEO DEL NORTE NW and ALL SAINTS NW containing approximately 1 acre(s). [REF: 06DRB01253] (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS ALONG HIGH ASSETS AND EAGLE RANCH ROAD, PICTURES OF PERMANENT CURVE AND UTILITIES DEVELOPMENT FOR RESOLUTION OF SEWER SERVICE AND 3 COPIES OF THE SITE PLAN.**

8. **Project # 1004644**
06DRB-01189 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06] (C-9) **WITHDRAWN AT THE AGENT'S REQUEST.**

9. **Project # 1004872**
06DRB-01491 Minor-SiteDev Plan
BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) within the NW ¼ of the NW ¼ of Section 22, T9N, R3E, NMPM, Mesa Del Sol Employment Center, Phase I, **MESA DEL SOL, BUILDINGS 2 & 3**, zoned SU-1/IP Uses, located on University Blvd Extension SE between Street C SE and Street D SE containing approximately 12 acre(s). [Catalina Lehner, EPC Case Planner] [Deferred from 10/18/06] (R-16) **WITH THE SIGNING OF THE**

INFRASTRUCTURE LIST DATED 10/25/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/10/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND COMPLETION OF AMENDMENT TO UTILITY DEVELOPMENT AGREEMENT AND PLANNING FOR 3 COPIES OF THE SITE PLAN.

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

10. Project # 1000029
06DRB-01517 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND AND TRUST request(s) the above action(s) for all or a portion of Lot(s) C and B-1A-1, DUKE CITY LUMBER COMPANY ADDITION and Lot(s) D-1-A, ARBOLERA DE VIDA, PHASE 2, zoned S-M1, S-DR, located on Bellamah Ave NW between 19th St NW and 18th St NW containing approximately 25 acre(s). [REF: 05DRB-01681] (H-13) A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.

11. Project # 1001656
06DRB-01510 Minor-Prelim&Final Plat Approval

SANTIAGO ROMERO JR. agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) A & L, Parcels 1-5, DOUBLE EAGLE II AIRPORT, zoned SU-1 Airport Related Facilities, located west of Paseo De Vulcan NW and north of Double Eagle II Airport containing approximately 3, 489 acre(s). [REF: 02DRB00710] (C-4, C-5, D-5, D-6, E-4, E-5, E-6, G-4, G-5 & G-6) THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SHOWING OF ACCESS FOR PARCELS 1-5 AND PLANNING FOR NOTICE OF SUBDIVISION PLAT CONDITIONS DOCUMENT AND TO RECORD.

12. **Project # 1003757**
06DRB-01522 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for CREAMLAND LLC request(s) the above action(s) for Lot(s) 1-12, Block(s) 4, FRANCISCAN ADDITION and Lot(s) 1-7, Block(s) 2, ALVARADO ADDITION and Lot(s) 1-7, Block(s) 7, ALVARADO ADDITION and VACATED HAINES AVE RIGHT-OF-WAY (to be known as **TRACT A, LANDS OF CREAMLAND LLC**) zoned M-1 light manufacturing zone, located on MCKNIGHT AVE NW, between 2ND ST NW and 3RD ST NW containing approximately 3 acre(s). [REF: 04DRB-01688] (H-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/25/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project # 1005219**
06DRB-01516 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING agent(s) for DAVID HILLSON request(s) the above action(s) for all or a portion of Tract(s) A-1, **WAGGOMAN-DENISON ADDITION**, zoned C-2, located on Wyoming Blvd SE between Central Ave SE and Zuni Rd SE containing approximately 2 acre(s). (K-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENTS AND DRIVE PAD CONSOLIDATION AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

14. **Project # 1005147**
06DRB-01527 Minor-Prelim&Final Plat
Approval

B. KAY SHAFER request(s) the above action(s) for all or a portion of Lot(s) 47, **UNIT 3 MCDONALD ACRES**, zoned R-1 residential zone, located on PHOENIX AVE NW, between 9TH ST NW and 10TH ST NW containing approximately 1 acre(s). [REF: 06DRB-01342] (H-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

15. **Project # 1004924**
06DRB-01514 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA**, zoned SU-1 FOR O-1 USES, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06DRB-01181, 06DRB-01274, 06DRB-01273] (G-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE OF NOTE 14 PUBLIC SIDEWALK EASEMENT.**

16. **Project # 1004739**
06DRB-01511 Minor-Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, Trails, Unit 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**), zoned SU-2-UR, located on Oakridge St NW between Rainbow Blvd NW and Universe Blvd NW containing approximately 19 acre(s). [REF: 06DRB-01382, 06DRB-01383, 06DRB-01384] (C-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE AND TO RECORD.**

17. **Project # 1002730**
06DRB-01521 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, **NORTH ALBUQUERQUE ACRES UNIT 3** (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *[Deferred from 10/25/06]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/8/06.**

18. **Project # 1003523**
06DRB-01529 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for MONTEREY LAND GROUP II, LLC request(s) the above action(s) for all or a portion of Lot(s) 30, 31, 32 & 33, LANDS OF ATRISCO GRANT, UNIT 3 (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2/RLT, located on 98th St NW between Endee Rd NW and Interstate 25 containing approximately 14 acre(s). [REF: 05DRB01369] (J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR VERIFICATION IF SIDEWALK WAIVER IS NOT NEEDED, ENTRADA VISTA ENTRANCE, TRACT A DRAINAGE EASEMENT TO CITY OF ALBUQUERQUE AND MAINTENANCE AND BENEFICIARIES OF ALL HOME OWNERS ASSOCIATION TRACTS (FIX NOTE), AMAFCA'S SIGNATURE AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

19. **Project # 1004675**
06DRB-01518 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for MONTEREY LAND GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND and SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 28 acre(s). [REF: 06DRB-00836, 06DRB-01026, 01027, 01028, 01029 & 01030] (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

20. **Project # 1002567**
06DRB-01523 Minor-Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A & 5-B, COLEMAN ADDITION (to be known as **HACIENDA DE LOIS SUBDIVISION**) zoned R-2 residential zone, located on 12TH ST NW, between MENAUL EXTENSION NW and LA POBLANA NW containing approximately 1 acre(s). [REF: 06DRB-00726] (H-13)

FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.

21. Project # 1004240

06DRB-01524 Major-Final Plat Approval
06DRB-01525 Minor-Subd Design (DPM)
Variance

ADVANCED ENGINEERING AND CONSULTING agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 & A-2, **LANDS OF E. MAS**, zoned SU-1 for C-1 and R-1, located on Indian School Rd NW between Meadow View Dr NW and Rio Grande Blvd NW containing approximately 5 acre(s). [REF: 05DRB-00918] (H-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENT ADJUSTMENTS AND A NOTE TO ADD CURB AND SIDEWALK MAINTENANCE AND PLANNING FOR AGIS DXF FILE AND TO RECORD. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

22. Project # 1003004

06DRB-01512 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 414, 415-B, 415-C, 415-D & 41, ATRISCO GRANT UNIT 3 (to be known as **STINSON PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD SW and STINSON ST SW containing approximately 15 acre(s). [REF: 04DRB-01974, 04DRB-01975, 05DRB-01776] (L-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE NOTE AND PAYMENT AND TO PLANNING TO RECORD.**

~~23. Project # 1003991~~
06DRB-01513 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for FD SAGE MARKET PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) A-1-C, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **SAGE RANCH SUBDIVISION**) zoned R-LT, located on Snow Vista Blvd SW between Sage Rd SW and Reba Ave SW containing approximately 4 acre(s). [REF: 05DRB-01293, 05DRB-01294, 06DRB-00437] (M-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR RESOLVING ISSUES WITH EXISTING 20-FOOT WATER LINE EASEMENT AND 7-FOOT PUE EASEMENT ON TRACT A AND PLANNING FOR HOME OWNER'S ASSOCIATION PRESIDENT'S SIGNATURE ON THE PLAT AND TO RECORD.**

24. **Project # 1002632**
06DRB-01409 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24, Block(s) 5, Tract(s) A & 5, **SUNDANCE ESTATES, UNIT 1** (to be known as **SUNDANCE ESTATES, UNIT 1-B**) zoned R-LT, located on LYON BLVD NW, between PARADISE BLVD NW and UNSER NW containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761, 04DRB-01761] *[Deferred from 10/11/06 & Deferred at the Board's request from 10/18/06]* (B-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR NATIONAL PARK SERVICE LETTER AND PLANNING TO RECORD. THIS PLAT IS NOT WITHIN THE BOUNDARIES OF THE PETROGLYPH NATIONAL MONUMENT.**

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

25. **Project # 1005220**
06DRB-01519 Minor-Sketch Plat or Plan

HARRIS SURVEYING INC. agent(s) for JOHN S. PALONI request(s) the above action(s) for **UNPLATTED LAND**, zoned M-1, located on MENAUL BLVD NE, between the

NORTH FRONTAGE RD NE and UNIVERSITY BLVD NE containing approximately 7 acre(s). (H-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1005221**
06DRB-01520 Minor-Sketch Plat or Plan

PRECISION SURVEYS INC., agent(s) for JOURNAL PUBLISHING COMPANY request(s) the above action(s) for Tract(s) 5-B-1-A-1, 5-B-1-A-2, 5-B-1-B (to be known as **JOURNAL CENTER, TRACTS 5-B-1-A-1-B, 5-B-1-A-2-B & 5-B-1-B-2**) zoned IP, located on JEFFERSON ST NE and TIBURON ST NE containing approximately 12 acre(s). (D-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board Minutes for October 18, 2006. **THE DRB MINUTES FOR OCTOBER 18, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 1:50 P.M.



23
1003991
10.25.2006

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003991

AGENDA ITEM NO: 23

SUBJECT:

Final Plat

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

Question of maintenance of Tracts A and B.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

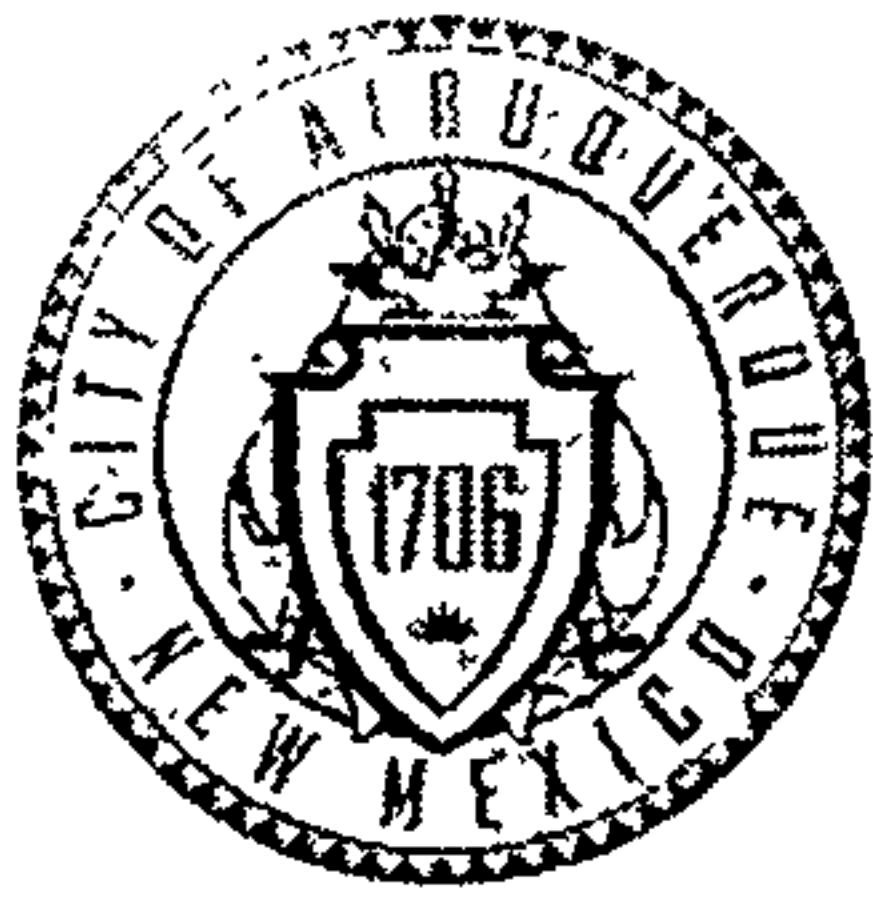
RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: OCTOBER 25, 2006



City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1003991
Application Number: 06DRB-01513

DRB Date: 10/25/2006
Item Number: 23

Subdivision:

Tracts A-1-C, Town of Atrisco Grant, Unit 7

Zoning: RLT

Zone Page: M-09

New Lots (or units) : 0

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

Parks and Recreation Comments:

Change the maintenance note to an individual lot owner or an HOA for the pedestrian easement.

Signed:

Christina Sandoval, (DMD)

Phone: 768-3808

3991

DXF Electronic Approval Form

DRB Project Case #: 1003991

Subdivision Name: SAGE RANCH

Surveyor: LARRY W MEDRANO


Contact Person: KELI KRUEGAR

Contact Information: 858-3100

DXF Received: 10/16/2006

Hard Copy Received: 10/16/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

10-16-2006
Date

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

AGIS Use Only

Copied fc 3991 to agiscov on 10/17/2006 Contact person notified on 10/17/2006



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 13, 2006

3. Project # 1003991

06DRB-01206 Major-Preliminary Plat Approval
06DRB-01207 Major-Vacation of Public Easements
06DRB-01208 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-1-C, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **SAGE RANCH SUBDIVISION**) zoned R-LT residential zone, located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 4 acre(s). [REF: 05DRB-01293, 05DRB-01294, 06DRB-00437] (M-9)

At the September 13, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 9/13/06 and approval of the grading plan engineer stamp dated 9/12/06 the preliminary plat was approved with the following conditions of final plat approval:

A 6-foot public pedestrian sidewalk easement shall be added to Tract A.

Approval of the perimeter wall design is required.

All lots shall have a P-1 designation.

If the final plat is approved after October 31, 2006, the subdivider must comply with City Council Resolution R-06-74 regarding Pre-development Facility Fee Agreements with the Albuquerque Public Schools (APS).

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.



OFFICIAL NOTICE OF DECISION

PAGE 2

CONDITIONS:

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

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by September 28, 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.)

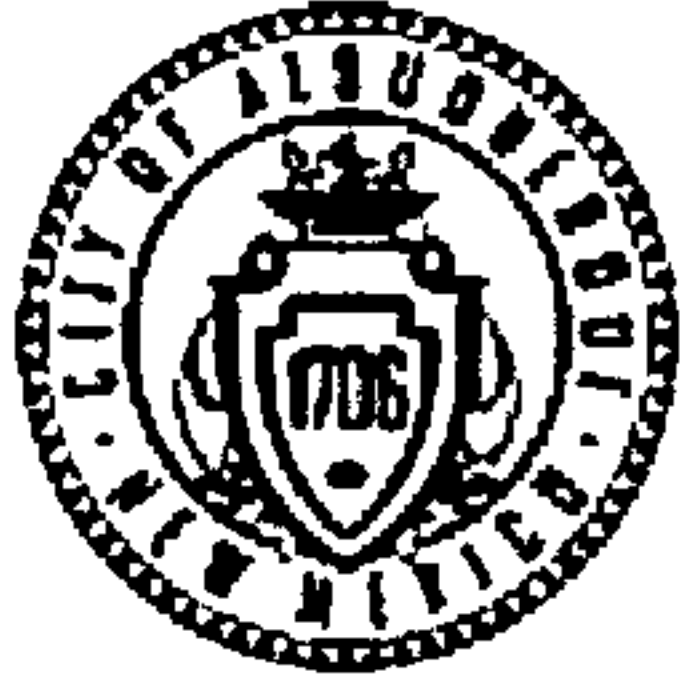
Sheran Matson, AICP, DRB Chair

Cc: Frontera Development Inc., 6263 N Scottsdale Rd, Suite 160, Scottsdale, AZ 85250

Tierra West LLC, 5571 Midway Park PI NE, 87109

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File



Paula J.
Donahue/PLN/CABQ
09/12/2006 10:52 AM

To Sheran A. Matson/PLN/CABQ@COA, Claire A.
Senova/PLN/CABQ@COA
cc ibiel@arcplanning.com, Anna A.
Dimambro/PLN/CABQ@COA
bcc

Subject Comments for DRB Project #1003991

Hello Sheran. Here are a couple of comments for #1003991 Sage Ranch Subdivision

Comments for DRB Hearing, Wednesday, September 13, 2006

**Project #1003991 – Sage Ranch Subdivision Zoned R-LT
On Snow Vista SW (Between Sage and Reba)
06DRB-01206 Major-Preliminary Plat
Tierra West LLC for Frontera Development Inc.**

This long cul-de-sac street has some features that recommend it if they are designed thoughtfully.

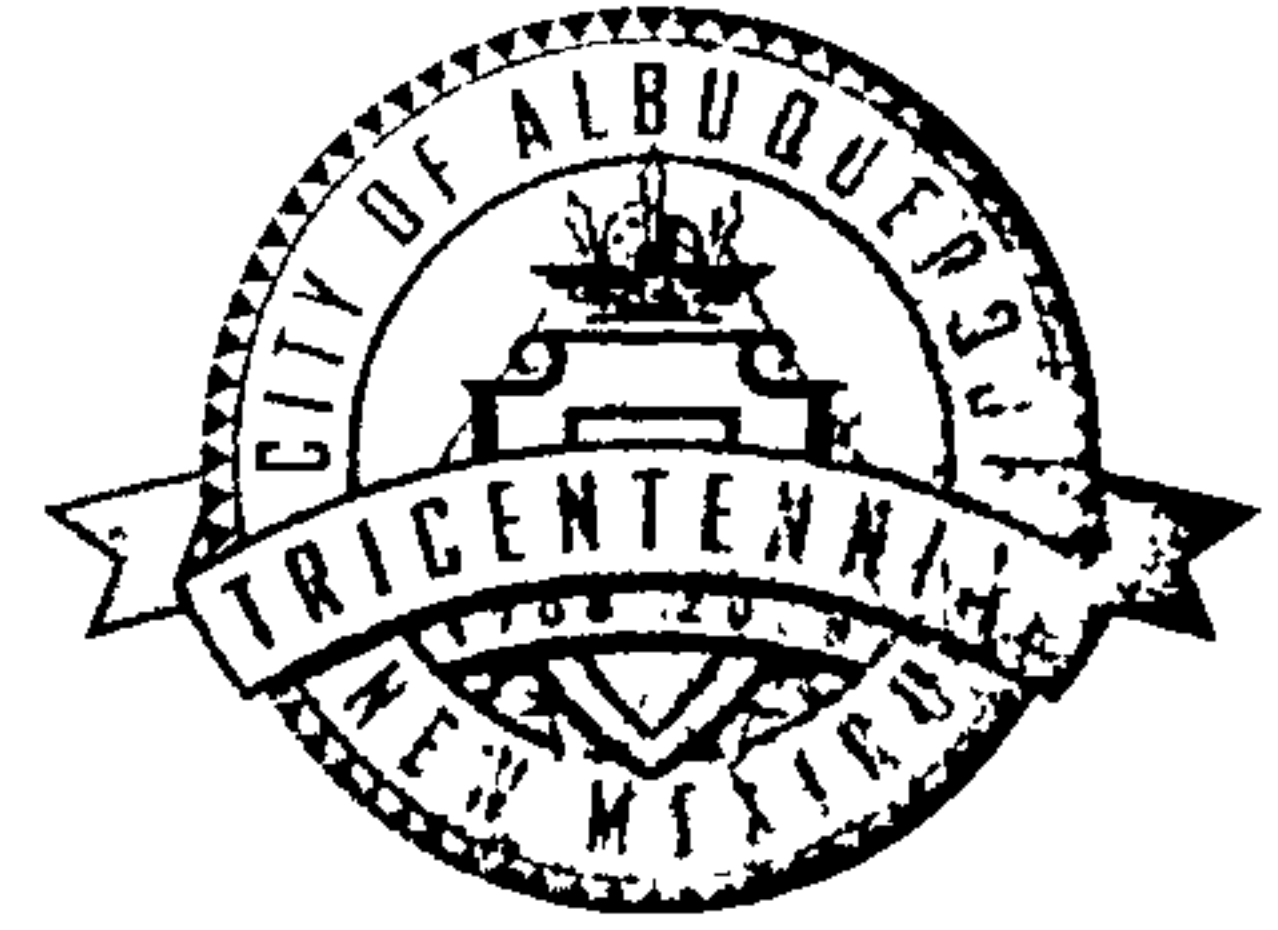
1. The pedestrian pathway on the east end of the subdivision will connect residents on this solitary street to the neighborhood to the east. That is a positive step in creating community if the connection is safe. It should be open looking (wide enough), have an end point that a person on foot can see when entering it, and have some visual connection with lots bordering it. That means that high opaque walls should not hem it in. The angular orientation of this pathway looks a bit awkward right now. How will it connect to the pathway to the east?
2. The pedestrian easement connecting this street to the northern eventual commercial development is also a very good addition. It looks more straightforward than the easterly connection. The commercial development to the north should be planned to offer a straightforward, welcoming connection to this neighborhood.
3. **Rather than orienting lots so that 8-foot walls for retaining purposes are needed, perhaps the subdivision could have one less lot so that a more gentle treatment can be used at the corner of Snow Vista.**

Thank you for the opportunity to review and comment on this application.

Paula J. Donahue, Senior Planner
City of Albuquerque Planning Department
600 2nd NW - 3rd floor
P.O. Box 1293
Albuquerque, NM 87103
(505) 924-3932
FAX (505) 924-3339
www.cabq.gov



CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003991

AGENDA ITEM NO: 3

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Vacation of Public Easements

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

P.O. Box 1293

No objection to Sidewalk Deferral request.
An approved grading and drainage plan dated 9-12-06 is on file for Preliminary Plat approval.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

signed I.L.
APPROVED ; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 13, 2006

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003991 AGENDA#: 3 DATE: 9/13/06

1. Name: Ron Bakerson Address: _____ Zip: _____

2. Name: Jana Abeyta Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 13, 2006

Project # 1003991

06DRB-01206 Major-Preliminary Plat Approval
06DRB-01207 Major-Vacation of Public Easements
06DRB-01208 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-1-C, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **SAGE RANCH SUBDIVISION**) zoned R-LT residential zone, located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 4 acre(s). [REF: 05DRB-01293, 05DRB-01294, 06DRB-00437] (M-9)

AMAFCA

No adverse comments.

COG This proposed development is located in an emerging area of growth and significant downstream infrastructure and capacity issues can be expected involving multiple jurisdictions such as the County and the NMDOT. As previously requested by MRCOG staff to nearby developments, the TIS should consider these implications and coordinate off-site improvements and/or mitigation accordingly.

Snow Vista Bd appears to be on the 98th St alignment, according to the Long Roadway and Long Range Bikeway systems maps. Street name changes should be reported to MRCOG in order to insure appropriate comment on development plans. 98th St south of Sage is in the Long Roadway System as a principal arterial with a right-of-way of 106 feet. Additionally 98th St south of Sage is in the Long Range Bikeway System as having on-street bike lanes. Please coordinate with DMD to insure that project conforms to these adopted policies of the Metropolitan Transportation Board.

Transit The Sidewalk Deferral Exhibit shows a sidewalk planned connecting Sage Ranch Court to the Walmart site to the north across Tract A – a great connection to make. Should Tract A have a public pedestrian easement?

Zoning Enforcement

No adverse comments.

Neighborhood Coordination

Letters sent to Westgate Heights NA (R) and Westgate Vecinos.

APS **Sage Ranch** is a proposed development that will consist of 26 single-family lots. The proposed development will affect Mary Ann Binford Elementary, Truman Middle School, and West Mesa High School.

School	2006-07 Projections	2006-07 Capacity	Space Available
M.A.Binford	860	911	51
Truman	1,117	1,153	36
West Mesa	2,706	2,100	-606

Mary Ann Binford will be able to absorb students generated from the proposed development. Truman Middle School is nearing capacity as other developments in the area continue to build out. West Mesa High School is currently exceeding capacity.

A new southwest high school is planned to open with a 9th grade academy in 2008. The remainder of the school will open in 2009. The new high school will relieve overcrowding at West Mesa 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 comments received.

City Engineer

An approved drainage report is required for Preliminary Plat approval. No objection to vacation request.

Transportation Development

These are require to be P1 designated lots. Where is the sidewalk thru Tract "A"? No objection to the sidewalk deferral. No objection to the vacation request. Have the improvements to Snow Vista been made?

Parks & Recreation

No objection to the platting action. Defer to Hydrology regarding the vacation request

Utilities Development

No objection to Vacation request. Minor comments on Infrastructure List. No objection to Sidewalk Deferral request.

Planning Department

Be aware that residential subdivision preliminary plat and final plat approvals occurring after October 31, 2006, are subject to the provisions of City Council Resolution R-06-74. The walls are approved. No objection to any of the requests.

Impact Fee Administrator

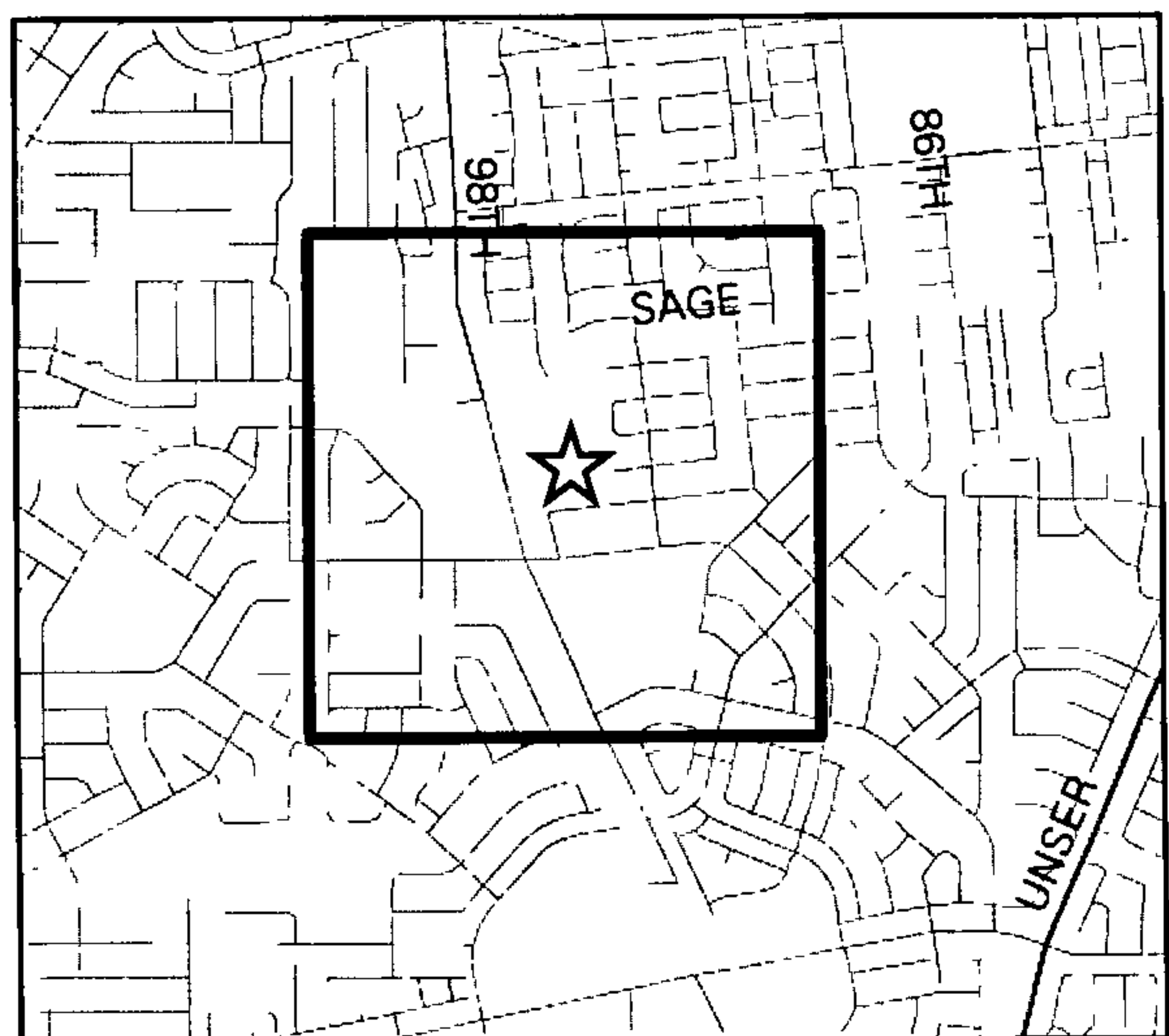
Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees.

Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$5,576 if a permit is obtained prior to December 29, 2006, and the full impact fee of \$8,322 would be payable thereafter.

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

Cc:Frontera Development Inc., 6263 N Scottsdale Rd, Suite 160, Scottsdale, AZ 85250

Tierra West LLC, 5571 Midway Park PI NE, 87109



ZONING MAP

Note. Grey shading indicates County



1 inch equals 500 feet
Project Number:
 1003991
Hearing Date:
 9/13/2006
Zone Map Page:
 M-9
Additional Case Numbers:
 06DRB-01206 06DRB-01207
 06DRB-01208



**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 13, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002730

06DRB-01204 Major-Preliminary Plat
Approval

06DRB-01205 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-00265] (C-20)

Project # 1003991


06DRB-01206 Major-Preliminary Plat
Approval

06DRB-01207 Major-Vacation of Public
Easements

06DRB-01208 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-1-C, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **SAGE RANCH SUBDIVISION**) zoned R-LT residential zone, located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 4 acre(s). [REF: 05DRB-01293, 05DRB-01294, 06DRB-00437] (M-9)

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.


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 28, 2006.

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

Meeting Date: SEPTEMBER 13, 2006
Zone Atlas Page: M-9-Z
Notification Radius: 100 Ft.

Project# 1003991
App#06DRB-01206
App#06DRB-01207
App#06DRB-01208

Cross Reference and Location: SNOW VISTA BLVD SW BETWEEN SAGE
ROAD SW AND REBA AVENUE SW

Applicant: FRONTERA DEVELOPMENT INC
Address: 6263 N SCOTTSDALE ROAD, SUITE 160
SCOTTSDALE, AZ 85250

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

Special Instructions:

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

Date Mailed: AUGUST 25, 2006
Signature: YVONNE SAAVEDRA



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...**
- D** Decision by DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Frontera Development Inc. PHONE: 480-315-9600
 ADDRESS: 6263 N. Scottsdale Road, Suite 160 FAX: 480-315-9607
 CITY: Scottsdale STATE AZ ZIP 85250 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: Major Subdivision Preliminary Plat Approval & Vacation of Public Easement
TBK Sage Ranch Subdivision

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

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

Lot or Tract No. Tract A-1-C Block: _____ Unit: 7
 Subdiv. / Addn. Town of Atrisco Grant
 Current Zoning: R-LT Proposed zoning: Same
 Zone Atlas page(s): M-9 No. of existing lots: 2 No. of proposed lots: 26
 Total area of site (acres): 3.7442 Density if applicable: dwellings per gross acre. 6.94 dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 100905517940820802 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Snow Vista Boulevard SW
 Between: Sage Road SW and Reba Avenue SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Z79-154
05EPC-0364,0365,0366,0367/05DRB-01293,01294/06DRB-00437

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

SIGNATURE [Signature] DATE 8/17/06
 (Print) Ronald R. Bohannan, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers	Action	S F	Fees
<u>06DRB 01206</u>	<u>PP</u>	<u>S(2)</u>	<u>\$1050.00</u>
<u>06DRB 01207</u>	<u>VPE</u>	<u>V</u>	<u>\$ 45.00</u>
<u>06DRB 01208</u>	<u>IDS</u>	<u>V</u>	<u>\$ 0.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>

Hearing date 09/13/06

Total
\$ 1190.00

Sandy Handley 08/18/06

Project # 1003991

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Proposed Infrastructure List
 - Design elevations & cross sections of perimeter walls 3 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed plat
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - N/A 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.

RONALD R. BOHANNAN, P.E.
 Applicant name (print)
8/17/06
 Applicant signature / date



Form revised 11/04

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

Application case numbers
06DRB - 01206

Sandy Landley 08/18/06
 Planner signature / date

Project # 1003991

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	100905523941 322129	RIBONI RITA L	9427 RHONDA AVE SW	ALBUQUERQUE	NM	87121	RES	A1A	LOT 29- P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUB 1508 A C
2	100905525939 322202	MONTOYA LAURA M	9409 SHONE AVE SW	ALBUQUERQUE	NM	87121	RES	A1A	LOT 3- P1 BLOCK 2 PLAT OF SUN SAGE HILLS SUBD 105 A C
3	100905525439 322201	ENRIQUEZ LUZ ELVA	9415 SHONE AVE SW	ALBUQUERQUE	NM	87121	RES	A1A	LOT 4- P1 BLOCK 2 PLAT OF SUN SAGE HILLS SUBD 304 A C
4	100905524139 822126	HILL GLENDORA	1105 SHAWNDRADR SW	ALBUQUERQUE	NM	87121	RES	A1A	LOT 26- P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUB 1032 A C
5	100905522835 520821	CASADOS FREDDIE & CAROL A	9417 REBA SW	ALBUQUERQUE	NM	87105	RES	A1A	*00150063WESTGATE HEI GHTS ADD UNIT 2
6	100905522235 520820	ABEITA STEVEN F & ROSE ANNE LEE	9501 REBA AVE SW	ALBUQUERQUE	NM	87121 9003	RES	A1A	*00140063WESTGATE HEI GHTS ADD UNIT 2
7	100905521435 420819	HOWARD MICHAEL P & VALDEZ	9505 REBA SW	ALBUQUERQUE	NM	87121	RES	A1A	*00130063WESTGATE HEI GHTS ADD UNIT 2
8	100905520835 320818	MARTINEZ ANGEL M	9509 REBA AVE SW	ALBUQUERQUE	NM	87121	RES	A1A	*00120063WESTGATE HEI GHTS ADD UNIT 2
9	100905524139 422125	FRAIRE CARLOS E	1109 SHAWNDRADR SW	ALBUQUERQUE	NM	87121	RES	A1A	LOT 25- P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUB 1033 A C
10	100905524138 522123	FLORES GABRIEL & DEBORAH A	9430 SHONE AVE SW	ALBUQUERQUE	NM	87121	RES	A1A	LOT 23- P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUB 1030 A C
11	100905524138 922124	SOLIS HECTOR	1115 SHAWNDRADR SW	ALBUQUERQUE	NM	87121	RES	A1A	LOT 24- P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUB 1032 A C
12	100905525440 322208	VALERIO JEFF	9414 RHONDA AVE SW	ALBUQUERQUE	NM	87121 8958	RES	A1A	LOT 5- P1 BLOCK 2 PLAT OF SUN SAGE HILLS SUBD 304 A C
13	100905523644 122144	ZUNIGA PAUL & AMANDAH C	9427 ALVERA CT SW	ALBUQUERQUE	NM	87121	RES	A1A	LOT 44- P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUB 1216 A C
14	100905521148 121109	SANDERS SAMUEL J & RENEE N	9504 SUNSPOT RD SW	ALBUQUERQUE	NM	87121	RES	A1A	* 25 1 AMENDED PLAT OF UNIT 1 SUNSET WEST AD
15	100905525641 822133	RIVERA MAURICIA N &	9409 RHONDA AVE SW	ALBUQUERQUE	NM	87121	RES	A1A	LOT 33- P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUB 1105 A C
16	100905525241 822132	GOMEZ ADRIANA	9415 RHONDA AVE SW	ALBUQUERQUE	NM	87121	RES	A1A	LOT 32- P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUB 1104 A C
17	100905524741 922131	MARQUEZ PAUL J	9419 RHONDA AVE SW	ALBUQUERQUE	NM	87121	RES	A1A	LOT 31- P1 BLOCK 1 PLAT OF SUN

				E					SAGE HILLS SUB 1143 A C
18	100905518646 221137	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103 1293	VAC	A1A	TRACT X WESTVIEW TOWNHOMES ADD N
19	100905524237 922122	CORDOVA GERALD	9426 SHONE SW	ALBUQUERQUE	NM	87120	RES	A1A	LOT 22- P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUB 1452 A C
20	100905524335 622108	MARTINEZ ANITA	223 RANCHITOS RD NW	ALBUQUERQUE	NM	87114 1001	RES	A1A	LOT 8- P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUBD 084 A C
21	100905521748 221108	MORONEY CHARLES F JR & DAWN M	9500 SUNSPOT RD SW	ALBUQUERQUE	NM	87121	RES	A1A	* 26 1 AMENDED PLAT OF UNIT 1 SUNSET WEST AD
22	100905524141 722130	RIBONI BRIAN T & ANDREA M	9423 RHONDA AVE SW	ALBUQUERQUE	NM	87121	RES	A1A	LOT 30- P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUB 1620 A C
23	100905517940 820802	SAGE INVESTMENT LTD	3912 OXBOW VIL LAGE LN NW	ALBUQUERQUE	NM	87120	VAC	A1A	PARCEL A- 1 CORRECTION BULK LAND PLAT OF TOWN NT UNIT 7 PARCEL A-
24	100905520235 320817	MCNEELY JEANETTE M & JAMES F	9513 REBA AVE SW	ALBUQUERQUE	NM	87121 9003	RES	A1A	*00110063WESTGATE HEIGHTS ADD UNIT 2
25	100905519535 320816	CELIS ANA L	9601 REBA AVE SW	ALBUQUERQUE	NM	87121	RES	A1A	*00100063WESTGATE HEIGHTS ADD UNIT 2
26	1009055 1893522 0815	MURPHY PHILLIP B & LINDA S	9605 REBA AVE SW	ALBUQUERQUE	NM	87121 9004	RES	A 1 A	*00090063WESTGATE HEIGHTS ADD UNIT 2
27	1009055 1823512 0814	ORTIZ RENNEE L DURAN	9609 REBA AVE SW	ALBUQUERQUE	NM	87105	RES	A 1 A	*00080063WESTGATE HEIGHTS ADD UNIT 2
28	1009055 2494442 2147	ORTIZ DORA	9415 ALVERA CT SW	ALBUQUERQUE	NM	87121	RES	A 1 A	LOT 47- P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUB 1275 AC
29	1009055 2454452 2146	PADILLA JOSE CERDA	9419 ALVERA CT SW	ALBUQUERQUE	NM	87121	RES	A 1 A	LOT 46- P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUB 1150 AC
30	1009055 2404442 2145	CHAVEZ CHRISTINA E	9423 ALVERA CT SW	ALBUQUERQUE	NM	87121	RES	A 1 A	LOT 45- P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUB 1151 AC
31	1009055 1733512 0813	ARMIJO PETER M ETUX	9613 REBA AVE SW	ALBUQUERQUE	NM	87105	RES	A 1 A	*00070063WESTGATE HEIGHTS ADD UNIT 2
32	1009055 1673482 0812	MORALES PAUL & MORALES JAIME &	1201 PEARL ST SW	ALBUQUERQUE	NM	87121	RES	A 1 A	*00060063WESTGATE HEIGHTS ADD UNIT 2
33	1009055 1683402 0811	OROZCO ROCIO	1205 PEARL SW	ALBUQUERQUE	NM	87121	RES	A 1 A	*00050063WESTGATE HEIGHTS ADD UNIT 2
34	1009055 2064802 1110	MOLINA MICHAEL A & SHIRLEY A	9508 SUNSPOT RD SW	ALBUQUERQUE	NM	87105	RES	A 1 A	* 24 1 AMENDED PLAT OF UNIT 1 SUNSET WEST AD
35	1009055 1914732 1112	GONZALES LEO H & JEAN	939 SUNBIRD RD SW	ALBUQUERQUE	NM	87121 7823	RES	A 1 A	* 22 1 AMENDED PLAT OF UNIT 1 SUNSET WEST AD
36	1009055 1564632 2001	KVILVANG PARTNERS	PO BOX 91315	ALBUQUERQUE	NM	87199 1315	VAC	A 1 A	TRACT B EXC THE NELY PORTION & EXC THE WLY P TOWNHOMES ADDN CONT
37	1009055	MARTINEZ-	9512 SUN	ALBUQUERQUE	NM	87121	RES	A	* 23 1 AMENDED PLAT OF UNIT 1

	2004722 1111	VILLA MARIA G	SPOT RD NW	ERQUE					1 A	SUNSET WEST AD
38	1009055 1394632 2028	MCENERY MARTIN J	207 KING ST 509	SAN FR ANCISC O	CA	94107	VAC		A 1 A	THE WLY POR TR A WESTVIEW T OWN HOMES ADD'N EX OUT TO RW FOR 98TH
39	1009055 2564292 2138	SANDEVOL JESSE	9408 ALV ERA CT S W	ALBUQU ERQUE	NM	87121	RES		A 1 A	LOT 38- P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUB 1105 AC
40	1009055 2514282 2139	SHERMAN BRIAN C	9414 ALV ERA CT S W	ALBUQU ERQUE	NM	87121	RES		A 1 A	LOT 39- P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUB 1105 AC
41	1009055 2474282 2140	NELSON JON R &	9418 ALV ERA CT S W	ALBUQU ERQUE	NM	87121	RES		A 1 A	LOT 40- P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUB 1029 AC
42	1009055 2364282 2142	SCHUMMER DAVID	9426 ALV ERA CT S W	ALBUQU ERQUE	NM	87121	RES		A 1 A	LOT 42- P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUB 1454 AC
43	1009055 2503482 2106	MONTOYA MARCELINO S ALAMON	9422 JEN NY CT SW	ALBUQU ERQUE	NM	87121	RES		A 1 A	LOT 6- P1 BLOCK 1 PLAT OF SUN S AGE HILLS SUBD 159 AC
44	1009055 2354352 2143	BRAVO JORGE E & HER MELINDA	9431 ALV ERA CT S W	ALBUQU ERQUE	NM	87121	RES		A 1 A	LOT 43- P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUB 0907 AC
45	1009055 2424262 2141	GARCIA CAROLYN P	9422 ALV ERA CT S W	ALBUQU ERQUE	NM	87121	RES		A 1 A	LOT 41- P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUB 1171 AC
46	1009055 1474092 0803	MCENERY MARTIN J	207 KING ST 509	SAN FR ANCISC O	CA	94107	VAC		A 1 A	THE WLY POR PARCEL A OF SUM MAR Y PLAT SHOWING 7 TOWN O F ATRISCO GR
47	1009055 2404072 2128	GRIEGO RAUL J & ANNA BEL	9431 RHO NDA AVE SW	ALBUQU ERQUE	NM	87121	RES		A 1 A	LOT 28- P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUB 0969 AC
48	1009055 2584042 2207	MONROY CARLOS R	9408 RHO NDA AVE SW	ALBUQU ERQUE	NM	87121	RES		A 1 A	LOT 6- P1 BLOCK 2 PLAT OF SUN S AGE HILLS SUBD 105 AC
49	1009055 2404022 2127	JARAMILLO VANESSA C	1101 SHA WINDRA D R SW	ALBUQU ERQUE	NM	87121	RES		A 1 A	LOT 27- P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUB 1032 AC
50	1009055 2523762 2120	ROHDE PAUL J & MELANI E J	9418 SHO NE SW	ALBUQU ERQUE	NM	87121	RES		A 1 A	LOT 20- P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUB 1143 AC
5 1	10090552463 7422121	RAMIREZ JOSE C & MARIA R	9422 SHO NE AVE S W	ALBUQU ERQUE	N M	8712 1	R E S		A1A	LOT 21- P1 BLOCK 1 PLAT OF SUN S AGE HILLS SUS .1621 AC
5 2	10090552483 6722110	ROBERTSON CYNTHIA & JE REMIAN	5741 OSU NA NE	ALBUQU ERQUE	N M	8710 9	R E S		A1A	LOT 10- P1 BLOCK 1 PLAT OF SUN S AGE HILLS SUB 1084 AC
5 3	10090552433 6322109	CHAVEZ PHILLIP C & SABRI NA S	9427 JENN Y CT SW	ALBUQU ERQUE	N M	8712 1	R E S		A1A	LOT 9- P1 BLOCK 1 PLAT OF SUN S AGE HILLS SUBD 653 AC
5 4	10090552453 5022107	SFJV-2003-2 LLC	745 7TH A VE 5	NEW YO RK	NY	1001 9	R E S		A1A	LOT 7- P1 BLOCK 1 PLAT OF SUN S AGE HILLS SUBD 287 AC
5 5	10090552353 5620822	DURAN LEONARD D & AST RAEA	9413 REBA SW	ALBUQU ERQUE	N M	8712 1	R E S		A1A	*00160063WESTGATE HEIGH TS ADD UNIT 2
5 6	10090551893 3721321	VESCOVI JEFFREY D ETUX	9604 REBA SW	ALBUQU ERQUE	N M	8710 5	R E S		A1A	*00010064WESTGATE HEIGH TS ADD UNIT 2
5 7	10090551723 3320810	ROMERO CRUZ M	1209 PEAR L ST SW	ALBUQU ERQUE	N M	8712 1	R E S		A1A	*00040063WESTGATE HEIGH TS ADD UNIT 2

OR CURRENT RESIDENT
100905523941322129
RIBONI RITA L
9427 RHONDA AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905524139822126
HILL GLENDORA
1105 SHAWNDRRA DR SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905521435420819
HOWARD MICHAEL P & VALDEZ
9505 REBA SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905524138522123
FLORES GABRIEL & DEBORAH A
9430 SHONE AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905523644122144
ZUNIGA PAUL & AMANDAH C
9427 ALVERA CT SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905525241822132
GOMEZ ADRIANA
9415 RHONDA AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905524237922122
CORDOVA GERALD
9426 SHONE SW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100905524141722130
RIBONI BRIAN T & ANDREA M
9423 RHONDA AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905519535320816
CELIS ANA L
9601 REBA AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905524944422147
ORTIZ DORA
9415 ALVERA CT SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905525939322202
MONTOYA LAURA M
9409 SHONE AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905522835520821
CASADOS FREDDIE & CAROL A
9417 REBA SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
100905520835320818
MARTINEZ ANGEL M
9509 REBA AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905524138922124
SOLIS HECTOR
1115 SHAWNDRRA DR SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905521148121109
SANDERS SAMUEL J & RENEE N
9504 SUNSPOT RD SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905524741922131
MARQUEZ PAUL J
9419 RHONDA AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905524335622108
MARTINEZ ANITA
223 RANCHITOS RD NW
ALBUQUERQUE, NM 87114 1001

OR CURRENT RESIDENT
100905517940820802
SAGE INVESTMENT LTD
3912 OXBOW VILLAGE LN NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100905518935220815
MURPHY PHILLIP B & LINDA S
9605 REBA AVE SW
ALBUQUERQUE, NM 87121 9004

OR CURRENT RESIDENT
100905524544522146
PADILLA JOSE CERDA
9419 ALVERA CT SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905525439322201
ENRIQUEZ LUZ ELVA
9415 SHONE AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905522235520820
ABEITA STEVEN F & ROSEANNE LEE
9501 REBA AVE SW
ALBUQUERQUE, NM 87121 9003

OR CURRENT RESIDENT
100905524139422125
FRAIRE CARLOS E
1109 SHAWNDRRA DR SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905525440322208
VALERIO JEFF
9414 RHONDA AVE SW
ALBUQUERQUE, NM 87121 8958

OR CURRENT RESIDENT
100905525641822133
RIVERA MAURICIA N &
9409 RHONDA AVE SW
ALBUQUERQUE, NM 87121

~~OR CURRENT RESIDENT
100905518646221137
CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE, NM 87103 1293~~

OR CURRENT RESIDENT
100905521748221108
MORONEY CHARLES F JR & DAWN M
9500 SUNSPOT RD SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905520235320817
MCNEELY JEANETTE M & JAMES F
9513 REBA AVE SW
ALBUQUERQUE, NM 87121 9003

OR CURRENT RESIDENT
100905518235120814
ORTIZ RENNEE L DURAN
9609 REBA AVE SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
100905524044422145
CHAVEZ CHRISTINA E
9423 ALVERA CT SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905517335120813
ARMIJO PETER M ETUX
9613 REBA AVE SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
100905520648021110
MOLINA MICHAEL A & SHIRLEY A
9508 SUNSPOT RD SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
100905520047221111
MARTINEZ- VILLA MARIA G
9512 SUNSPOT RD NW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905525142822139
SHERMAN BRIAN C
9414 ALVERA CT SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905525034822106
MONTOYA MARCELINO SALAMON
9422 JENNY CT SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905514740920803
MCENERY MARTIN J
207 KING ST 509
SAN FRANCISCO, CA 94107

OR CURRENT RESIDENT
100905524040222127
JARAMILLO VANESSA C
1101 SHAWNDR A DR SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905524836722110
ROBERTSON CYNTHIA & JEREMIAH
5741 OSUNA NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
100905523535620822
DURAN LEONARD D & ASTRAEA
9413 REBA SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905516734820812
MORALES PAUL & MORALES JAIME
&
1201 PEARL ST SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905519147321112
GONZALES LEO H & JEAN
939 SUNBIRD RD SW
ALBUQUERQUE, NM 87121 7823

OR CURRENT RESIDENT
100905513946322028
MCENERY MARTIN J
207 KING ST 509
SAN FRANCISCO, CA 94107

OR CURRENT RESIDENT
100905524742822140
NELSON JON R &
9418 ALVERA CT SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905523543522143
BRAVO JORGE E & HERMELINDA
9431 ALVERA CT SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905524040722128
GRIEGO RAUL J & ANNABEL
9431 RHONDA AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905525237622120
ROHDE PAUL J & MELANIE J
9418 SHONE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905524336322109
CHAVEZ PHILLIP C & SABRINA S
9427 JENNY CT SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905518933721321
VESCOVI JEFFREY D ETUX
9604 REBA SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
100905516834020811
OROZCO ROCIO
1205 PEARL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905515646322001
KVILVANG PARTNERS
PO BOX 91315
ALBUQUERQUE, NM 87199 1315

OR CURRENT RESIDENT
100905525642922138
SANDAVOL JESSE
9408 ALVERA CT SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905523642822142
SCHUMMER DAVID
9426 ALVERA CT SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905524242622141
GARCIA CAROLYN P
9422 ALVERA CT SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905525840422207
MONROY CARLOS R
9408 RHONDA AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905524637422121
RAMIREZ JOSE C & MARIA R
9422 SHONE AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905524535022107
SFJV-2003-2 LLC
745 7TH AVE 5
NEW YORK, NY 10019

OR CURRENT RESIDENT
100905517233320810
ROMERO CRUZ M
1209 PEARL ST SW
ALBUQUERQUE, NM 87121

Project # 1003991

FRONTERA DEVELOPMENT INC.
6263 N SCOTTSDALE ROAD, SUITE 160
SCOTTSDALE, AZ 85250

Project # 1003991

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

Project # 1003991

MATTHEW ARCHULETA
Westgate Heights N.A.
1628 SUMMERFIELD SW
ALBUQUERQUE, NM 87121

Project # 1003991

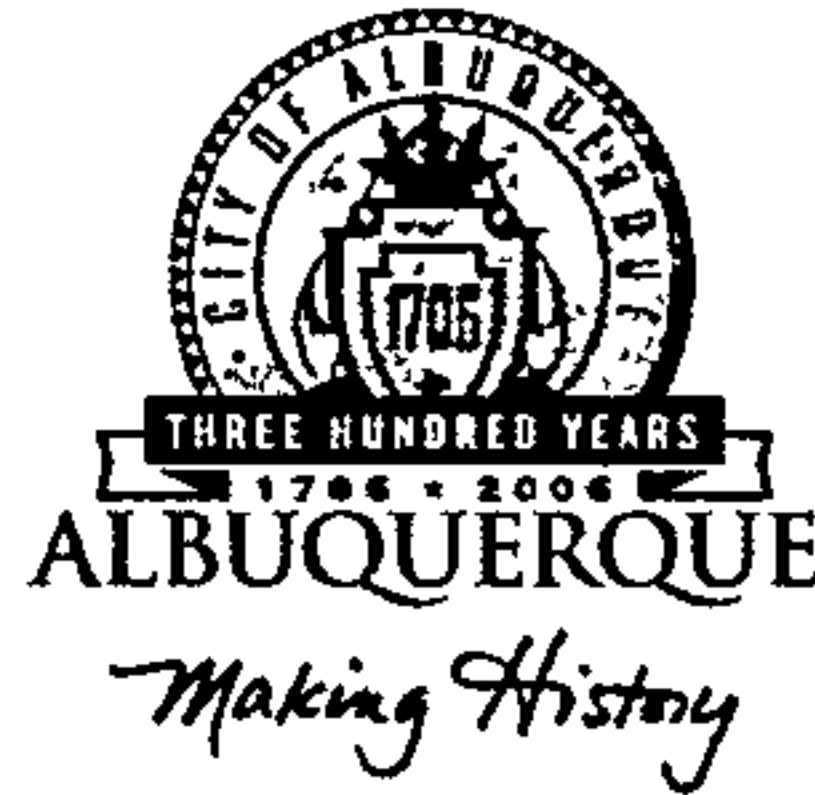
LIBBY MCINTOSH
Westgate Heights N.A.
1316 LADRONES CT SW
ALBUQUERQUE, NM 87121

Project # 1003991

KELLY THOMAS
Westgate Vecinos
1201 JENARO SW
ALBUQUERQUE, NM 87121

Project # 1003991

SYLVIA HAYES
Westgate Vecinos
10016 LADRONES SW
ALBUQUERQUE, NM 87121



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.

August 17, 2006

~~June 21, 2006~~

Change OK'd
by Stephani Winklepleck

Keli Krueger
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
Email: kkrueger@tierrawestllc.com

Dear Keli:

Thank you for your inquiry of **June 21, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT A-1-C, UNIT 7, TOWN OF ATRISCO GRANT, LOCATED ON SNOW VISTA BOULEVARD SW BETWEEN SAGE ROAD SW AND REBA AVENUE SW** zone map M-9.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

WESTGATE HEIGHTS N.A. (WGH) "R"

***Matthew Archuleta**

1628 Summerfield SW/87121 836-7251 (h)

Libby McIntosh

1316 Ladrones Ct. SW/87121 831-5189 (h)

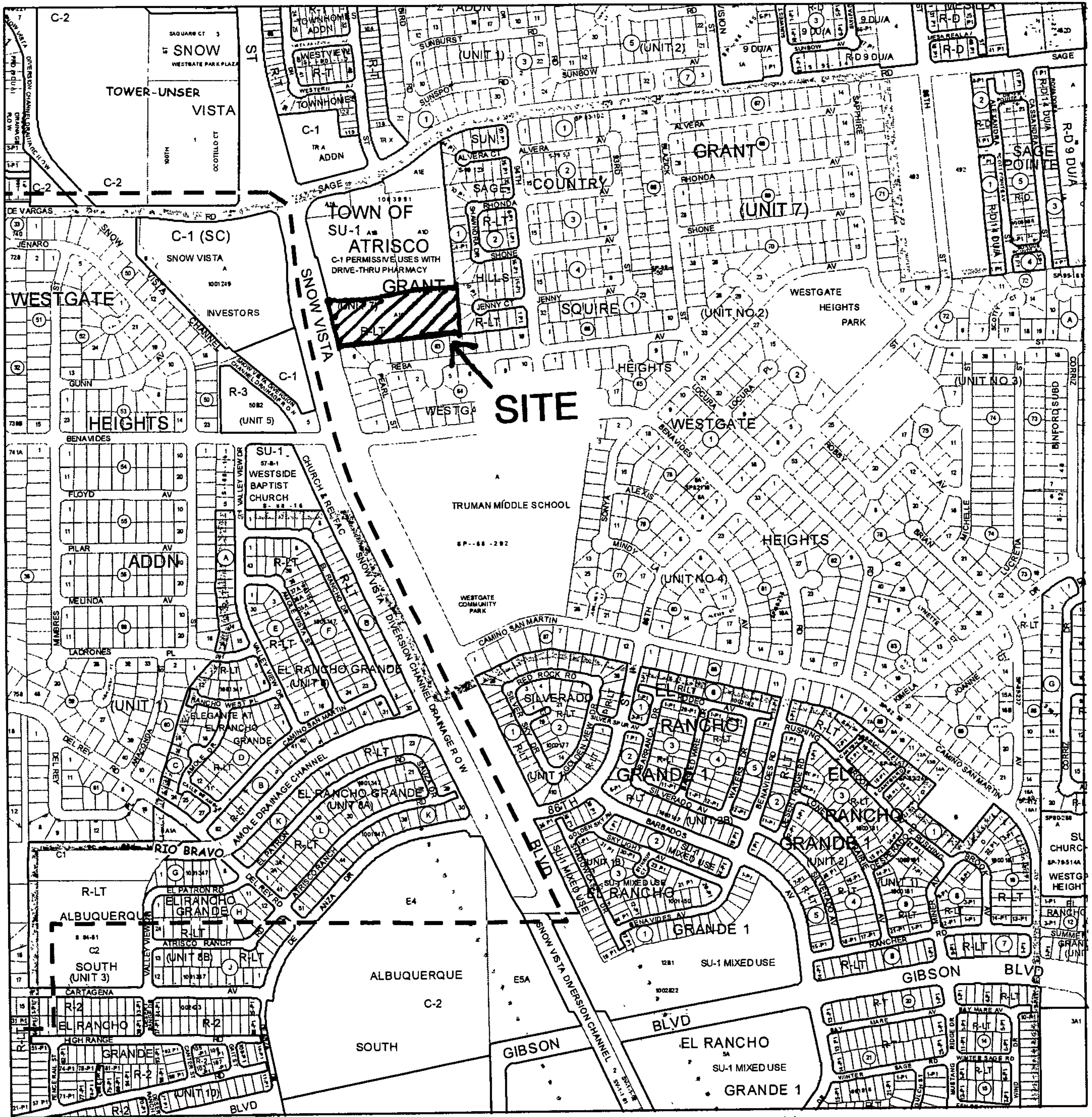
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred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

Sincerely,

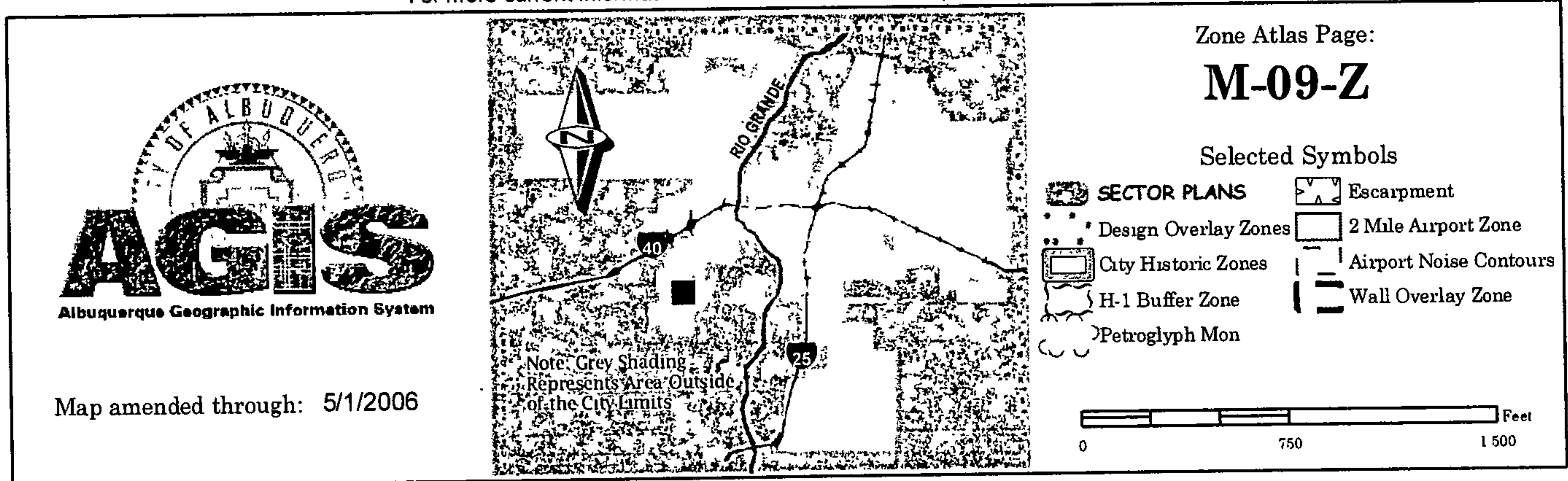
Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**



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



You are not required by the O-92 Ordinance to “officially notify” these neighborhood associations of this project. You did request the names of the following “Unrecognized” associations in the area of the property to let them know.

WESTGATE VECINOS (WGV)

***Kelly Thomas**

1201 Jenaro SW/87121 264-6820 (h)

Sylvia Hayes

10016 Ladrones SW/87121

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.
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 associations may contact someone with questions or comments.

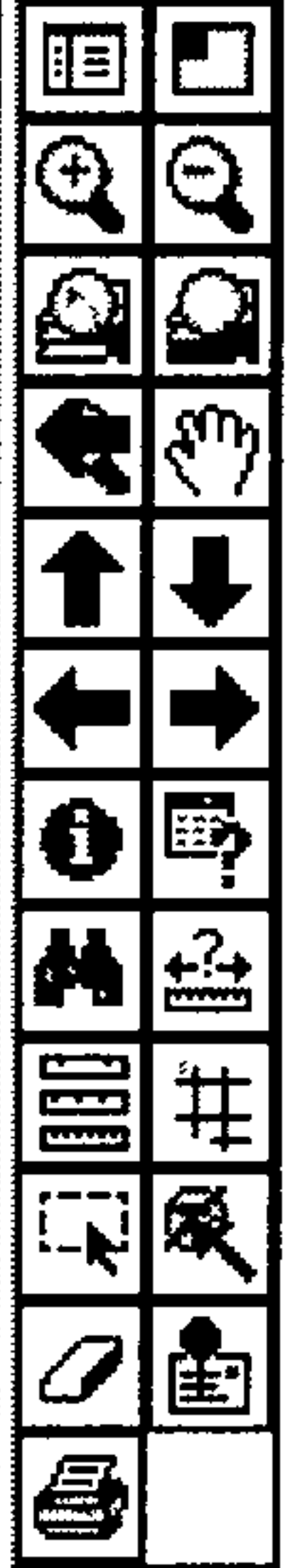
(below this line for OCNC use only)

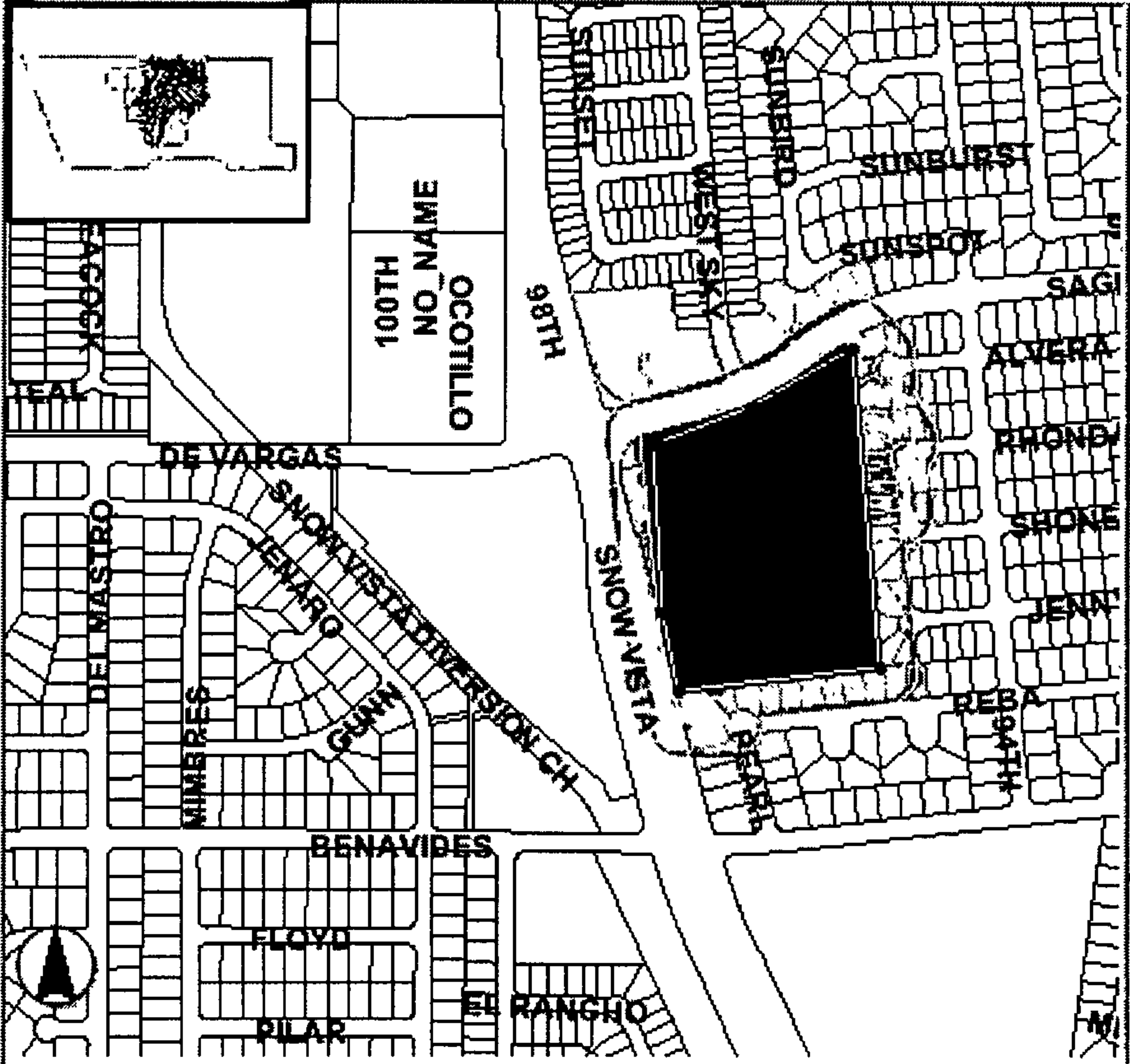
Date of Inquiry: 06/21/06 Entered: 10:20 a.m. ONC Rep. Initials: SW



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE PROPERTY SEARCH





LAYERS

- All Layers
- STREETS
- BASEMAP
- PARCELS
- METRO ADDRESS
- OWNERSHIP
- BOUNDARIES
- AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

Refresh Map

Auto Refresh

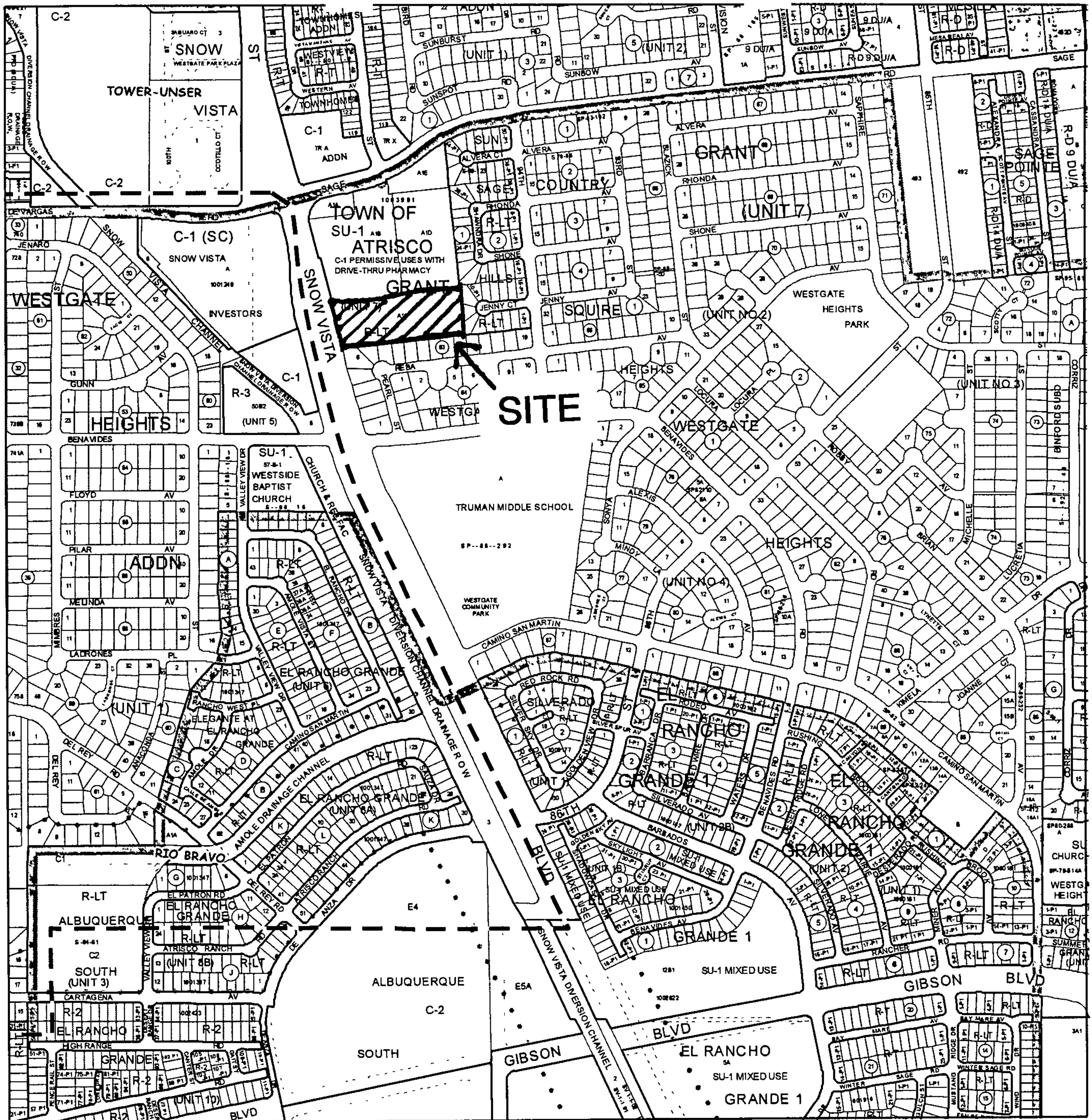
Help:

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

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDR
1	100905523941322129	RIBONI RITA L	9427 RHONDA AVE
2	100905525939322202	MONTOYA LAURA M	9409 SHONE AVE S
3	100905505400000004	ENRIQUETA LIZ SILVA	9445 SHONE AVE S

Buffer
[SEARCH CONTACT](#)
[REFRESH](#)
[HELP](#)
[INDEX PAGE](#)



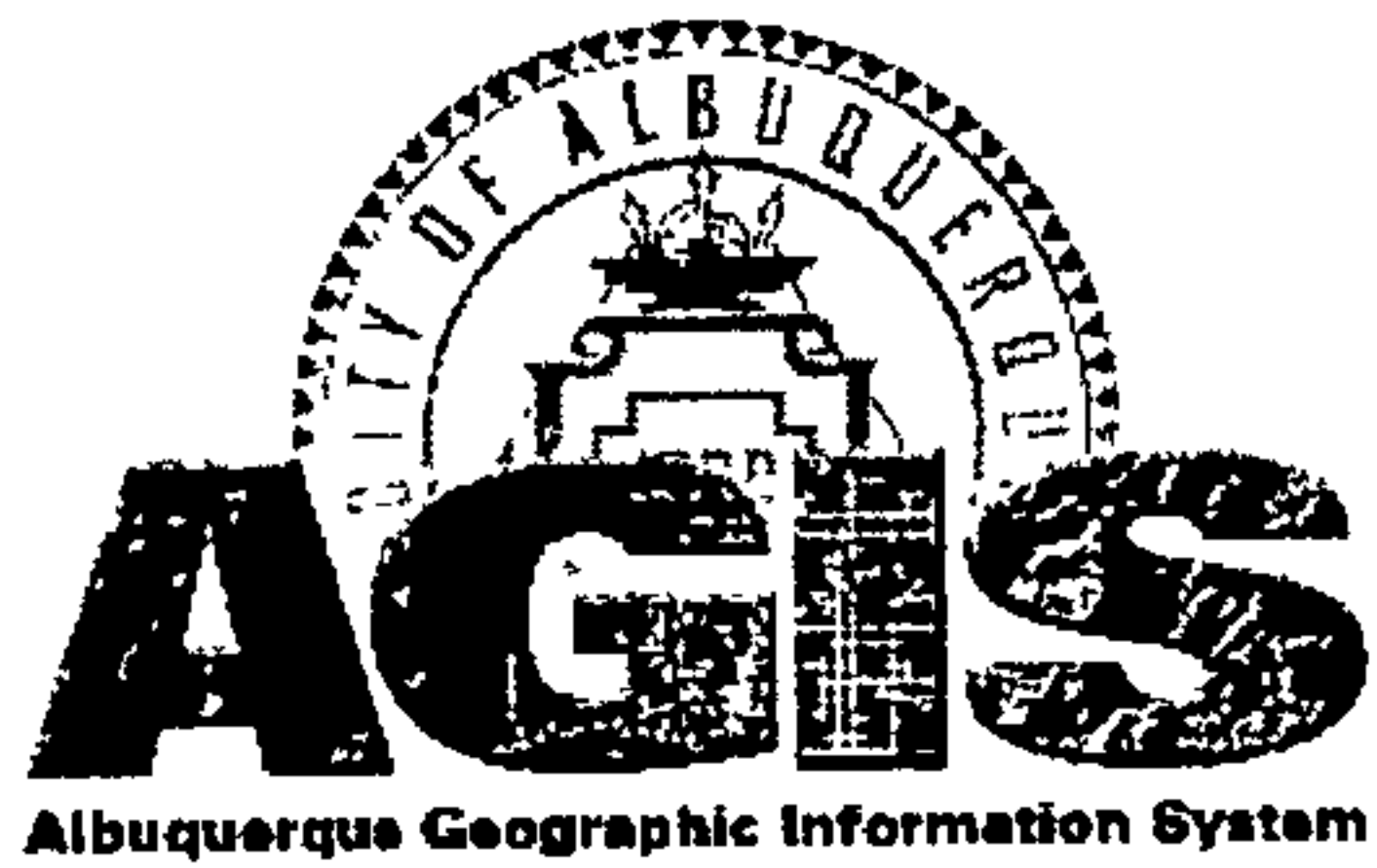
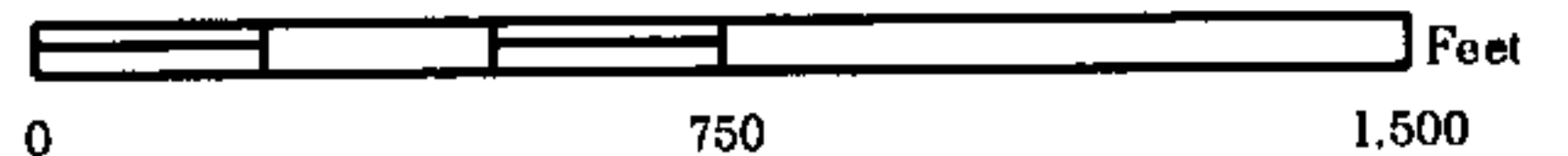
For more current information and more details visit <http://www.cabq.gov/gis>

Zone Atlas Page:

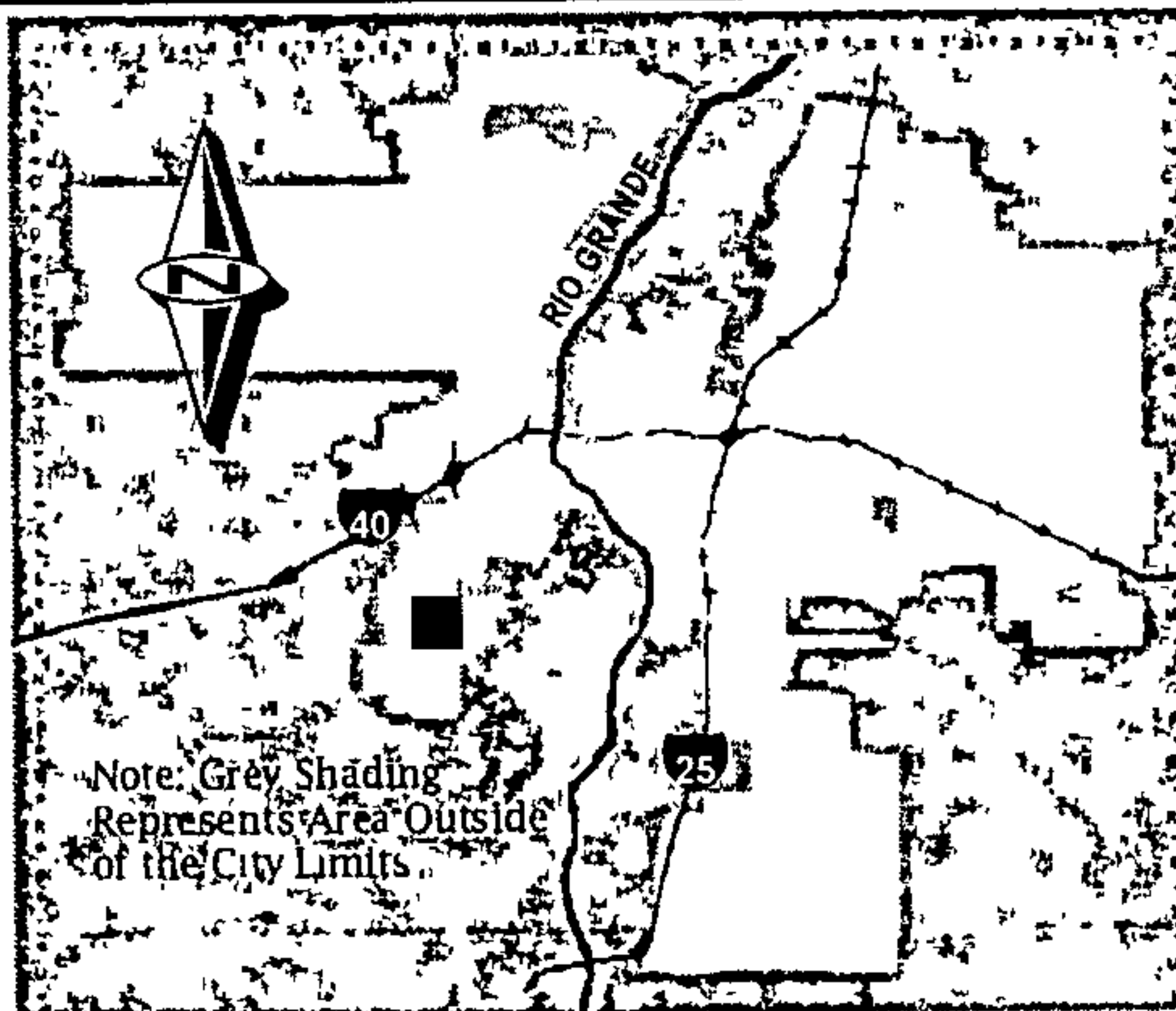
M-09-Z

Selected Symbols

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



Map amended through: 5/1/2006



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. (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately ONE MONTH after the filing deadline. 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 (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the variance or waiver
 - ___ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. 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 (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application

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

- VACATION OF PRIVATE EASEMENT**
 - ___ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - ___ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the vacation
 - ___ Letter of authorization from the grantors and the beneficiaries
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application

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

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

RONALD R. BOHANNAN, P.E.
 Applicant name (print)

 Applicant signature / date
 8/17/06



Form revised 4/03 and October 2003

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

Application case numbers
 06DRB - 01207
 06DRB - 01208

Sandy Handley 08/18/06
 Planner signature / date
Project # 1003991



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

August 29, 2006

TO: Matthew Archuleta and Libby McIntosh, Westgate Heights Neigh. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately four (4) acre(s) – Major Preliminary Plat Approval; Major Vacation of Public Easements and Minor Temporary Deferral of Sidewalks for the proposed “*Sage Ranch Subdivision*” for twenty-six (26) single-family residential homes.

Proposed by: Tierra West, LLC at (505) 858-3100

Agent for: Frontera Development, Inc.

P.O. Box 1293

For property located: On or near Snow Vista Boulevard SW between Sage Road SW and Reba Avenue SW.

Albuquerque

The case number(s) assigned is: 06DRB- 01206, 01207 and 01208, Project # 1003991.

City Planning accepted application for this request on August 18, 2006.

New Mexico 87103

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested*.

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, September 13, 2006 in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

You should contact **Claire Senova** at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani J. Winklepleck

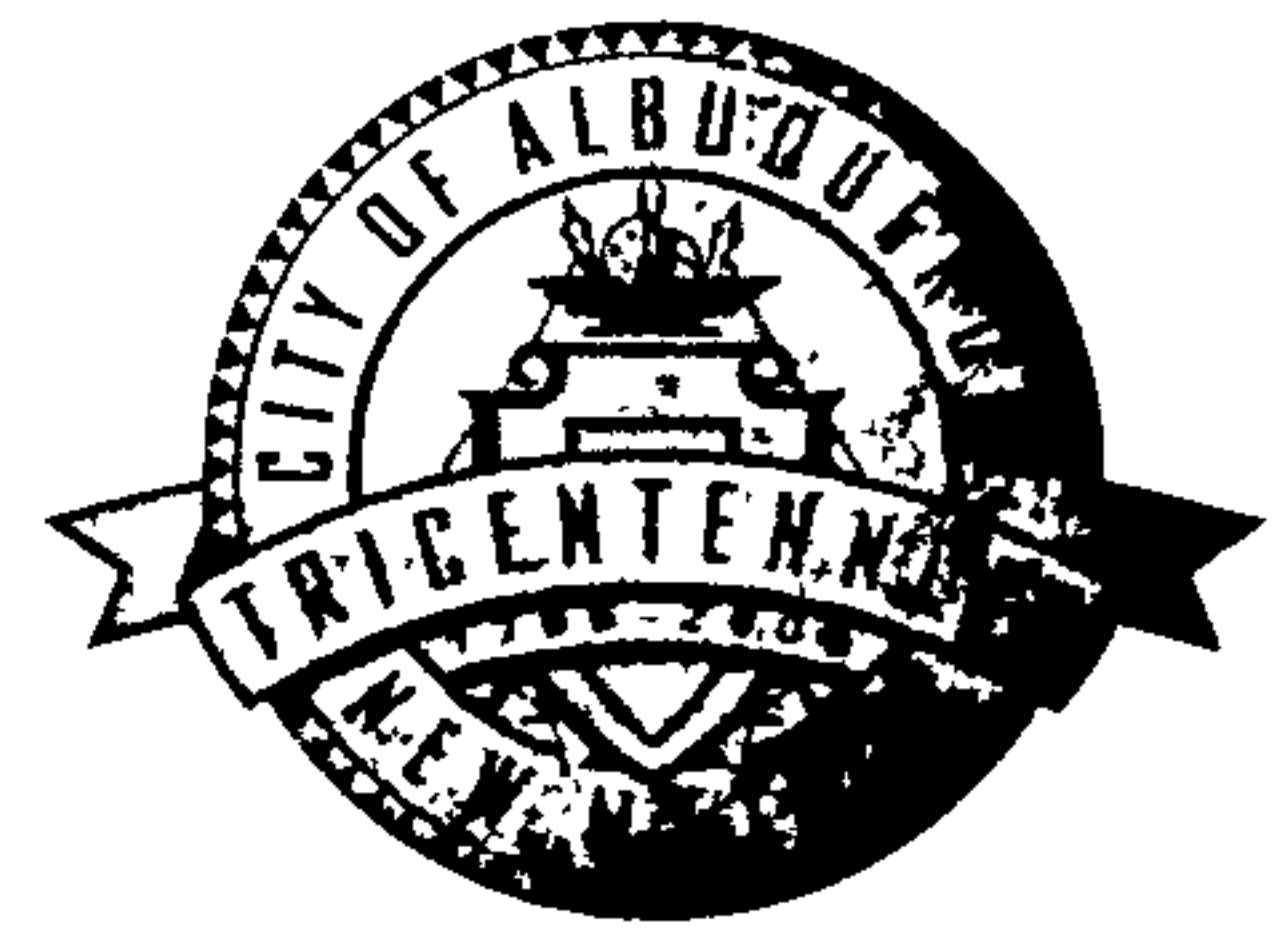
Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**



"COURTESY" DRB NOTIFICATION LETTER

August 29, 2006

TO: Kelly Thomas and Sylvia Hayes, Westgate Vecinos

This letter is a **"COURTESY NOTIFICATION"** from the City of Albuquerque pertaining to a request for: Requests the following for approximately four (4) acre(s) - Major Preliminary Plat Approval; Major Vacation of Public Easements and Minor Temporary Deferral of Sidewalks for the proposed "Sage Ranch Subdivision" for twenty-six (26) single-family residential homes.

Proposed by: Tierra West, LLC at (505) 858-3100

Agent for: Frontera Development, Inc.

For property located: On or near Snow Vista Boulevard SW between Sage Road SW and Reba Avenue SW.

P.O. Box 1293

The case number(s) assigned is: 06DRB- 01206, 01207 and 01208, Project # 1003991.

Albuquerque

City Planning accepted application for this request on August 18, 2006.

The owner, applicant, and/or agent **WAS NOT** required notifying you of the proposed action by *certified mail, return receipt requested*.

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board at 9 a.m. on Wednesday, September 13, 2006 at the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

www.cabq.gov

You should contact Claire Senova at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions, please call Stephani Winklepleck at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani J. Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB
Administrative Assistant



**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 13, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002730

06DRB-01204 Major-Preliminary Plat
Approval
06DRB-01205 Minor-Temp Defer SDWK

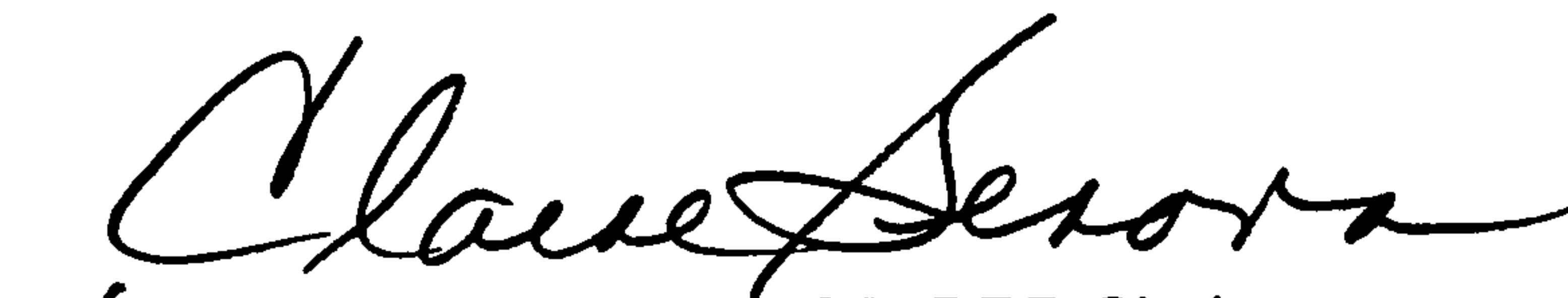
ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as VILLA FIRENZE) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-00265] (C-20)

Project # 1003991

06DRB-01206 Major-Preliminary Plat
Approval
06DRB-01207 Major-Vacation of Public
Easements
06DRB-01208 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-1-C, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as SAGE RANCH SUBDIVISION) zoned R-LT residential zone, located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 4 acre(s). [REF: 05DRB-01293, 05DRB-01294, 06DRB-00437] (M-9)

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.

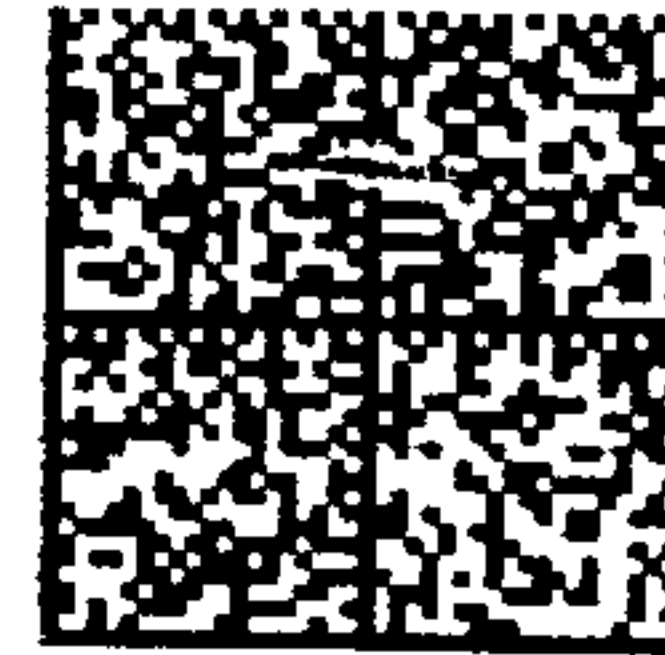

for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 28, 2006.

CITY OF ALBUQUERQUE



Planning Department



02 1M
0004219022 AUG 23 2006
MAILED FROM ZIP CODE 87102

\$ 00.39⁰

Or Current Resident

OR CURRENT RESIDENT
100905524836722110
ROBERTSON CYNTHIA & JEREMIAH
5741 OSUNA NE
ALBUQUERQUE, NM 87109

DRB

87109+2567 C023





"COURTESY" DRB NOTIFICATION LETTER

August 29, 2006

TO: Kelly Thomas and Sylvia Hayes, Westgate Vecinos

This letter is a **"COURTESY NOTIFICATION"** from the City of Albuquerque pertaining to a request for: Requests the following for approximately four (4) acre(s) - Major Preliminary Plat Approval; Major Vacation of Public Easements and Minor Temporary Deferral of Sidewalks for the proposed "Sage Ranch Subdivision" for twenty-six (26) single-family residential homes.

Proposed by: Tierra West, LLC at (505) 858-3100

Agent for: Frontera Development, Inc.

For property located: On or near Snow Vista Boulevard SW between Sage Road SW and Reba Avenue SW.

P.O. Box 1293

The case number(s) assigned is: 06DRB- 01206, 01207 and 01208, Project # 1003991.

Albuquerque

City Planning accepted application for this request on August 18, 2006.

New Mexico 87103

The owner, applicant, and/or agent **WAS NOT** required notifying you of the proposed action by *certified mail, return receipt requested*.

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board at 9 a.m. on Wednesday, September 13, 2006 at the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

You should contact Claire Senova at 924-3946 to confirm this date, time, and to seek further information.

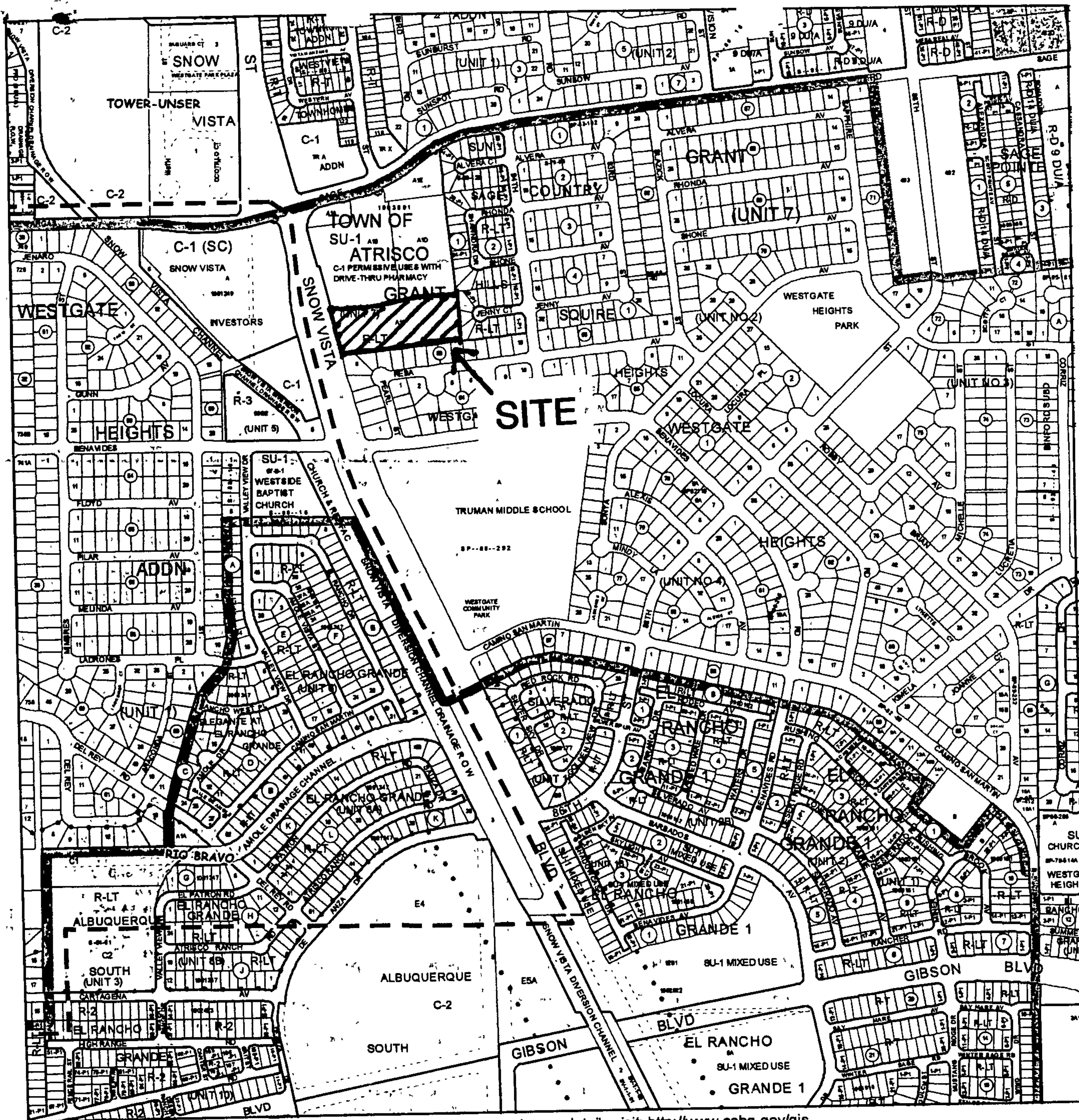
If you have any questions, please call Stephani Winklepleck at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani J. Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**






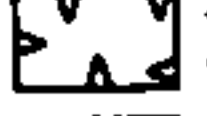





For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

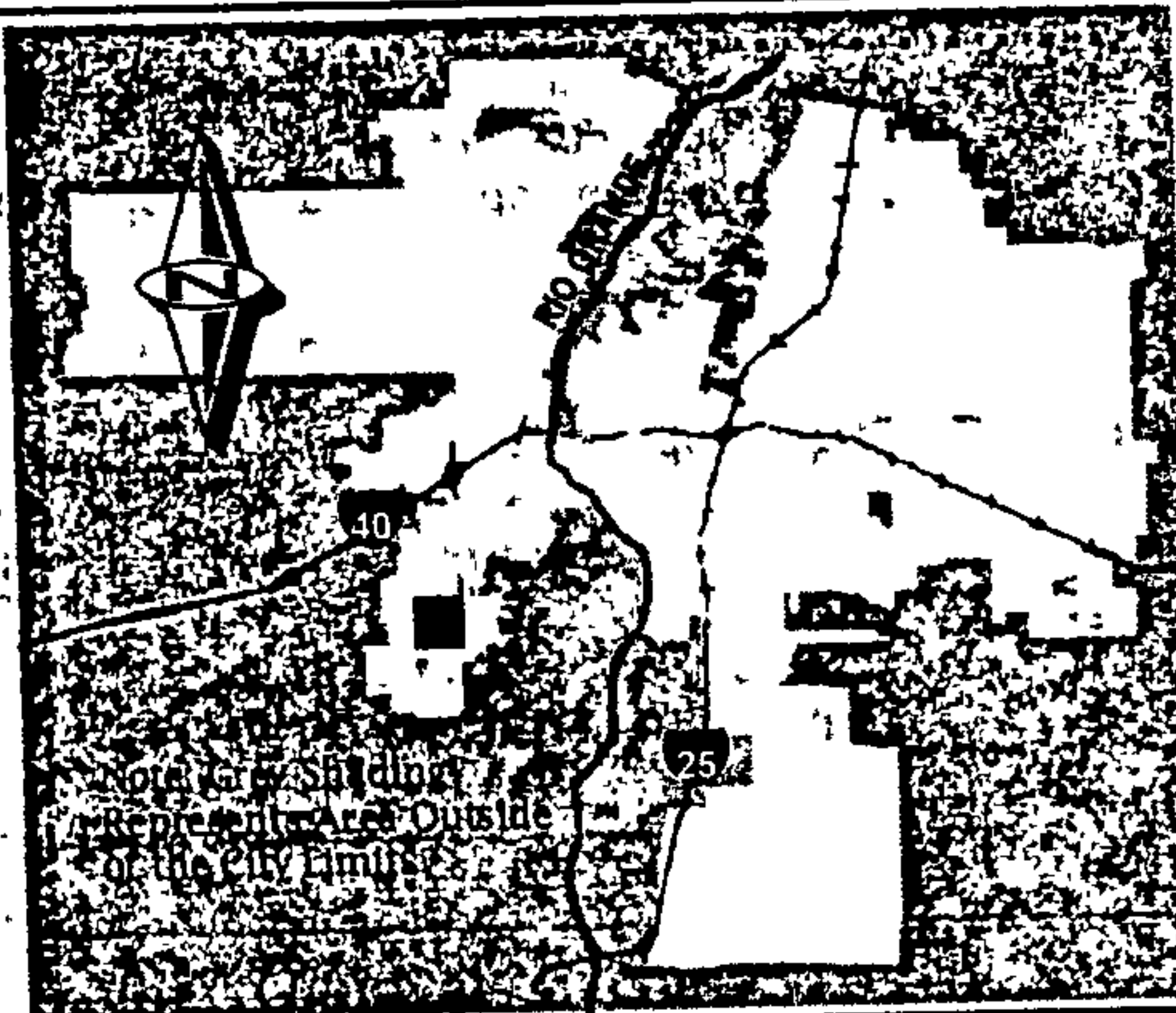
M-09-Z

Selected Symbols

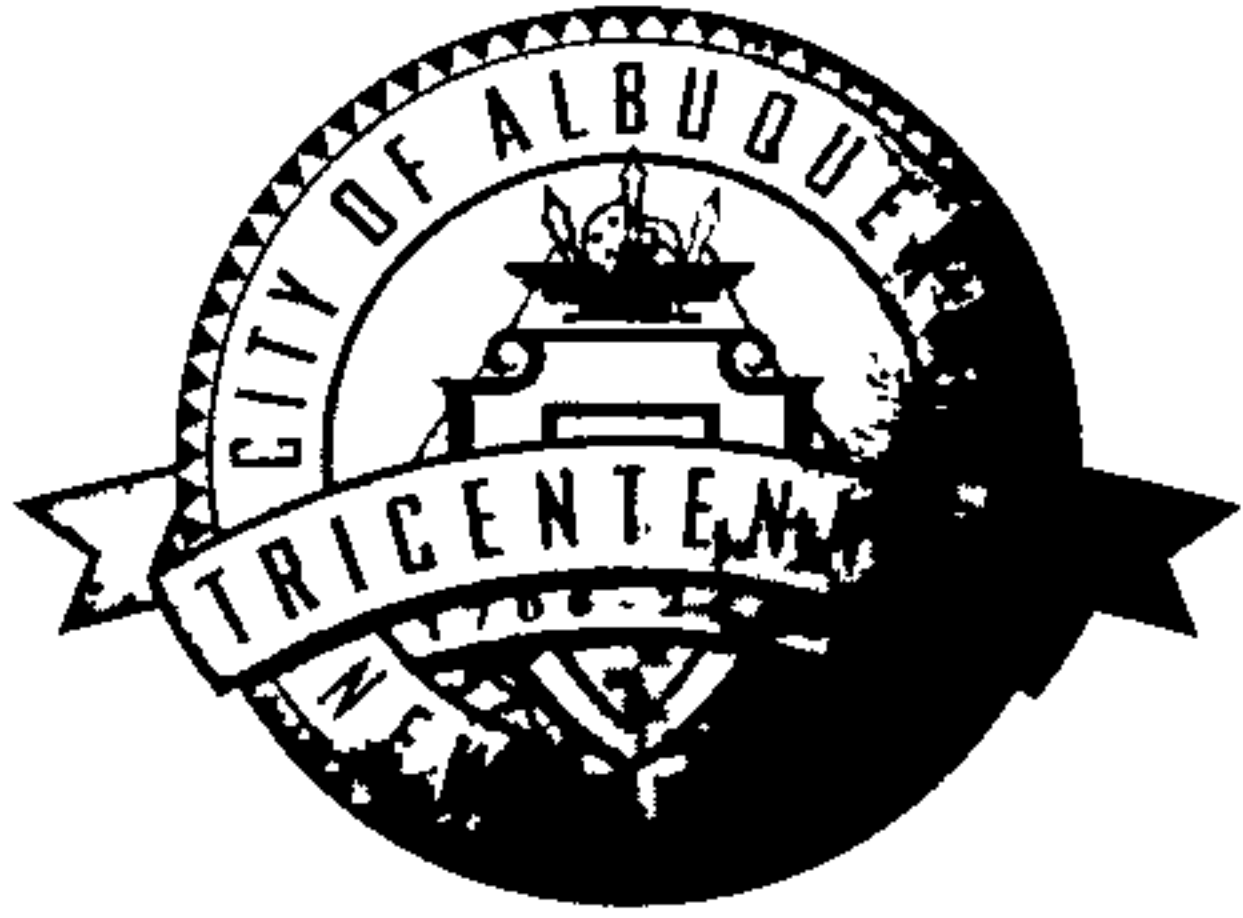
-  SECTOR PLANS
-  Design Overlay Zones
-  City Historic Zones
-  H-1 Buffer Zone
-  Petroglyph Mon.
-  Escarpment
-  2 Mile Airport Zone
-  Airport Noise Contours
-  Wall Overlay Zone



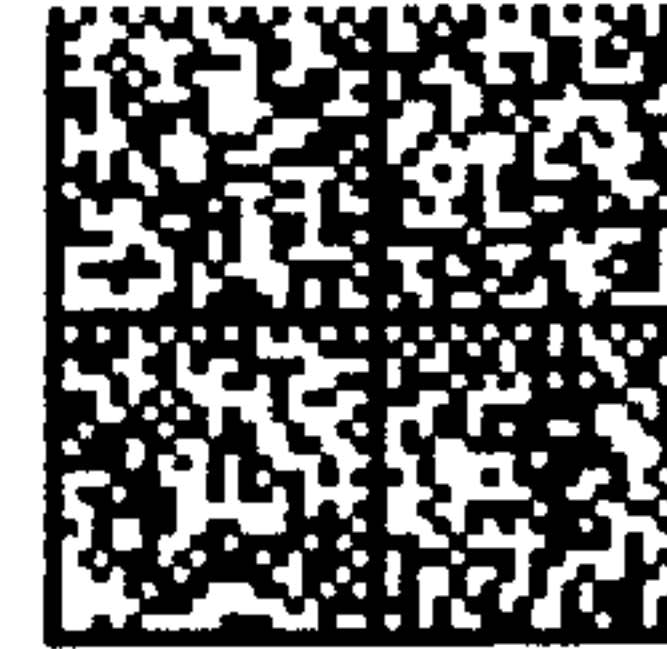
Map amended through: 5/1/2006




CITY OF ALBUQUERQUE



COA/Planning Department
Office of Neighborhood Coordination
P.O. Box 1293
Albuquerque, NM 87103



UNITED STATES POSTAGE

PITNEY BOWES
02 1M \$ 00.39⁰
0004219022 AUG 30 2006
MAILED FROM ZIP CODE 87102

**DRB HEARING
INFORMATION
ENCLOSED**

WESTGATE VECINOS
SYLVIA HAYES
10016 LADRONES SW
ALBUQ, NM 87105

87103/1293



P O Box 1293 Albuquerque New Mexico 87103

Ortiz, Annette

From: Gordon Rowe [growe60@yahoo.com]
Sent: Tuesday, July 31, 2012 8:28 AM
To: Ortiz, Annette
Subject: Vuelo LLC Project No. 1003991 - Application No. 12DRB-70213

Dear Ms. Ortiz:

Please continue the hearing from August 1st, to August 8th, for Project No. 1003991, Application No. 12DRB-70213.

Thank you for your courtesy and consideration in this matter. If you have any questions or need anything further, please don't hesitate to contact Gordon.

Sincerely,

Debi Faber
Assistant to Gordon H. Rowe III

Vuelo LLC
Gordon Rowe
1200 Pennsylvania NE
Albuquerque, NM 87110
(505) 232-2800 Phone
(505) 266-1030 (Fax)

7/31/2012



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 Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: 232-2800
 ADDRESS: _____ FAX: 266-1030
 CITY: _____ STATE _____ ZIP _____ E-MAIL: growe60@yahoo.com

APPLICANT: Vuelo LLC PHONE: _____
 ADDRESS: 1200 Pennsylvania NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: growe60@yahoo.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Temporary deferral of Sidewalk construction improvements
DRB 19

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. 1 thru 26 and tract A Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: Sage Ranch
 Existing Zoning: RLT Proposed zoning: RLT MRGCD Map No N/A
 Zone Atlas page(s): M-9 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.): 1003991
06-DRB-0153, 10 DRB-70034, 10 DRB-70035, 10 DRB-70223

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 27 No. of proposed lots: 27 Total site area (acres): 3,744.2
 LOCATION OF PROPERTY BY STREETS: On or Near: _____
 Between: Sage SW and Benavides SW

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

SIGNATURE [Signature] DATE 7/13/12
 (Print Name) Corden Rowe Co-Manager Vuelo LLC Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70213</u>	<u>ESIA</u>	_____	<u>\$50.00</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 type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				<u>\$70.00</u>

Hearing date Aug. 1, 2012

7-23-12

Project # 1003991

Staff signature & Date

[Signature]

Revised: 4/2012

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.

Gordon Rowe - Uvelo LLC
 Co-Manager
 Applicant name (print)

[Signature]
 Applicant signature / date



Form revised 4/07

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

Application case numbers
12 - DRB - 70213

[Signature]
 Planner signature / date
 Project # 1003991

7-23-12



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

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

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: 232-2800
 ADDRESS: _____ FAX: 266-1030
 CITY: _____ STATE _____ ZIP _____ E-MAIL: growe60@yahoo.com

APPLICANT: Uvelo LLC PHONE: _____
 ADDRESS: 1200 Pennsylvania NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: growe60@yahoo.com
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Temporary deferral of Sidewalk construction improvement
DRB 19

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. 1 thru 26 and tract A Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: Sage Ranch
 Existing Zoning: RLT Proposed zoning: RLT MRGCD Map No N/A
 Zone Atlas page(s) M-9 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.). 1003991
06-DRB-0153, 10 PRB-70034, 10 DRB-70035, 10 DRB-70223

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 27 No. of proposed lots: 27 Total site area (acres): 3,7442
 LOCATION OF PROPERTY BY STREETS: On or Near _____
 Between: Sage Siv and Benavides Sw

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

SIGNATURE [Signature] DATE 7/13/12
 (Print Name) Cordell Rowe Co-Manager Uvelo LLC Applicant: Agent

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70213</u>	<u>ESIA</u>	_____	<u>\$50.00</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 type="checkbox"/> AGIS copy has been sent	_____	_____	_____	_____
<input 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	_____	_____	_____	_____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____
	Hearing date <u>Aug. 1, 2012</u>			Total <u>\$70.00</u>

7-23-12 Project # 1003991
 Staff signature & Date

- 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
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- 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**
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 - ___ Letter briefly describing, explaining, and justifying the variance
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 - ___ Fee (see schedule)
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 - 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**
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 - List any original and/or related file numbers on the cover application
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- 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.

Co-Manager
Gordon Rowe - Uvelo LLC
Applicant name (print)
[Signature]
Applicant signature / date



<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>[Signature]</u>	Form revised 4/07
<input checked="" type="checkbox"/> Fees collected	<u>12 - DRB - 70213</u>	<u>[Signature]</u>	<u>7-23-12</u>
<input checked="" type="checkbox"/> Case #s assigned	_____	Planner signature / date	
<input checked="" type="checkbox"/> Related #s listed	_____	Project # <u>1003991</u>	

VUELO, LLC

1200 Pennsylvania NE, Ste. 2B
Albuquerque, NM 87110

TELEPHONE (505) 232-2800
TELEFAX NO. (505) 266-1030

Design Review Board
PO Box 1293
Albuquerque, NM 87103

PROJECT: SAGE RANCH
PROJECTNO: 769782

Dear Board Members:

On behalf of Vuelo LLC, the developer in the above mentioned subdivision, please consider this our formal request for a two year extension to the previous extension agreement dated October 25, 2010. The previous extension agreement was in the recorded document #2010110480 and extended the time for the subdivider to complete infrastructure and sidewalk improvements until August 6, 2012.

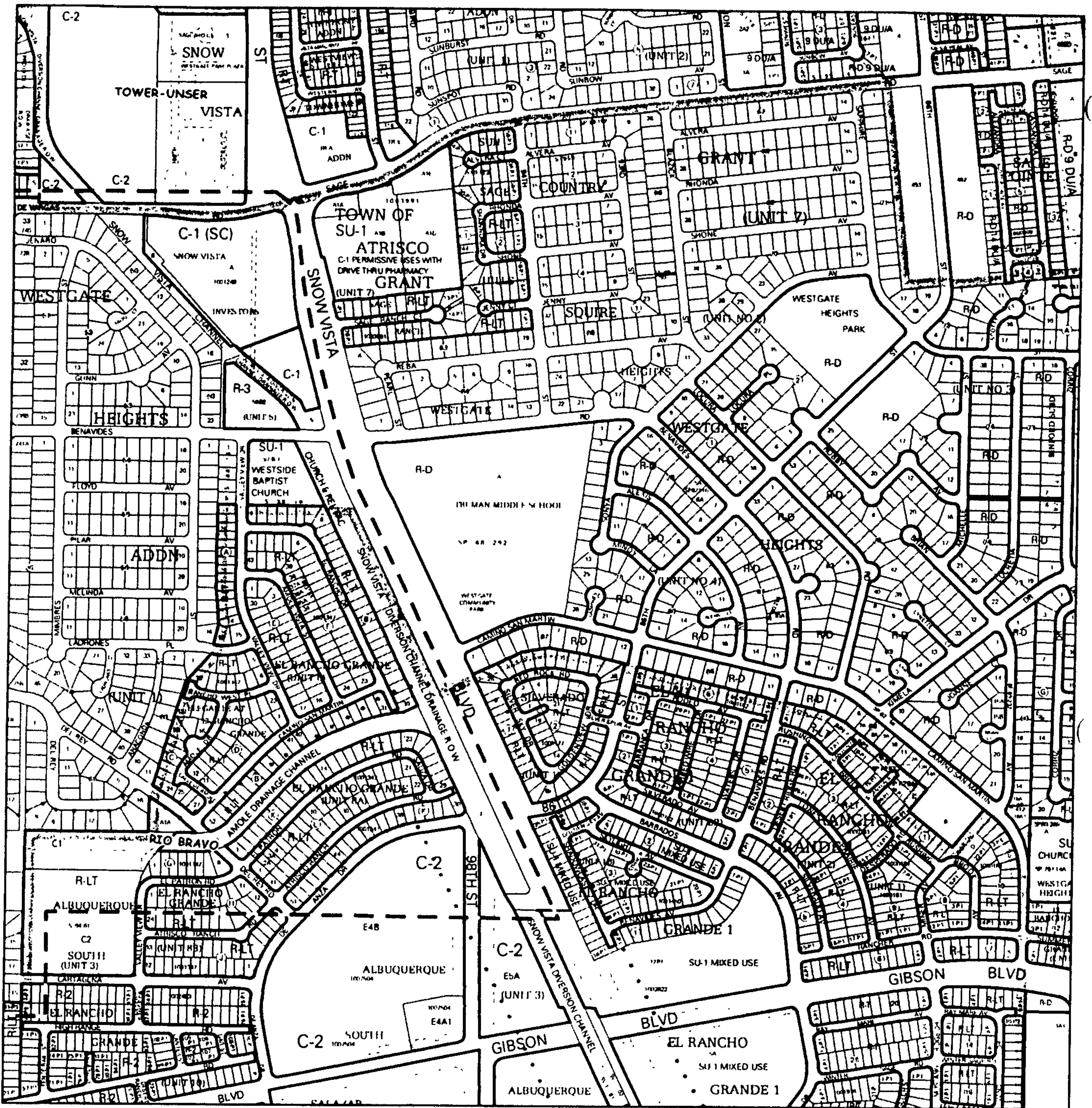
The developer hereby requests that the referenced subdivision improvement agreement Procedure "B" be extended an additional two years until August 6, 2014.

Respectfully submitted,



Gordon Rowe III
Manager

GHR/dwf



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

Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-09-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

8/24/10

I hereby request
that the hearing on
Project # 1003991 be continued
one week. ~~to~~ Thank you.

Uvelo LLC

by Gordon Rowe

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

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): Precision Surveys Inc. PHONE: 856-5700

ADDRESS: Po Box 90636 FAX: 856-5900

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: larry@precision.com

APPLICANT: Vuelo LLC PHONE: 232-2800

ADDRESS: 1200 Pennsylvania NE, # 2-B FAX: 266-1030

CITY: Albuquerque, STATE NM ZIP 87110 E-MAIL grove60@gahco.com

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Minor subdivision to consolidate 27 lots into 1 tract and maintain right of way established under original plat.

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. 1-26 and tract A Block: n/a Unit: n/a

Subdiv/Addn/TBKA: Sage Ranch

Existing Zoning: RLT Proposed zoning: RLT MRGCD Map No n/a

Zone Atlas page(s): M-9 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.): 1003991
06-DRB-0153, 10-DRB-70034, 10 DRB-70035

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no

No. of existing lots: 27 No. of proposed lots: 1 plus right of way Total area of site (acres) 37.442

LOCATION OF PROPERTY BY STREETS. On or Near: Snow Vista SW

Between: Sage SW and Benavides SW

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

SIGNATURE [Signature] DATE 8/10/10

(Print) Gordon Rowe Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>10DRB 70233</u>	<u>APP</u>		\$ <u>50.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ <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 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>08/18/10</u>			Total \$ <u>70.00</u>

Sandy Handley 08/11/10
 Planner signature / date

Project # 1003991

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings 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.

Cradon Rowe, Co-managed Velo LLC

LCR Applicant name (print)
8/10/10 Applicant signature / date

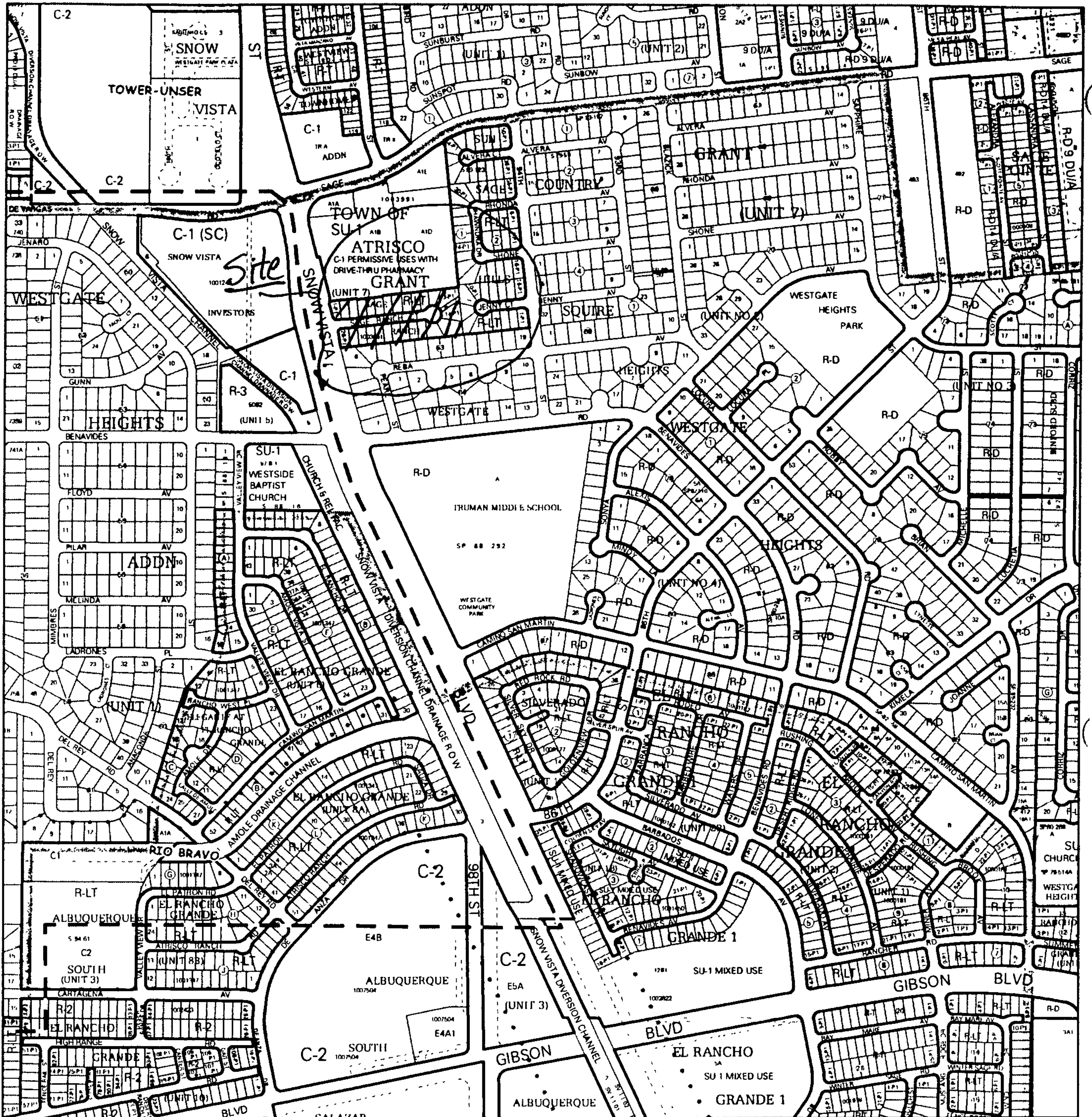


Form revised October 2007

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

Application case numbers
LODRB - 70223

Sandy Handley 08/11/10
Planner signature / date
Project # 1003991



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

Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-09-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

VUELO LLC

1200 Pennslyvanis NE

Albuquerque, NM 87110

8/10/10

City of Albuquerque:

The applicant Vuelo LLC seeks a minor subdivision amendment that will establish that the Sage Ranch Court SW , a public roadway right of way as established on the Original Preliminary Plat, be reestablished. This subject right of way had been previously vacated by an earlier Minor Subdivision action in February of 2010.

The requested action will result in a single lot (previously Lots 1 thru 26 and Tract A) and the reestablishment of the right of way for Sage Ranch Court.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gordon Rowe". The signature is written in a cursive, flowing style.

Gordon Rowe

co-manager Vuelo LLC

Figure 30.

CLAIM AND NOTICE OF LIEN

TITLE OF PROJECT: Sage Ranch Subdivision
SUBDIVIDER: Vuelo, LLC
CITY PROJECT NO.: 769782

The City of Albuquerque ("City") claims a lien ("City Lien") on the real property described below for 125% of the cost of construction of all infrastructure improvements ("Improvements") required in connection with the development of Sage Ranch Subdivision; said Improvements being more particularly described in that certain Subdivision Improvements Agreement ("Agreement") between the City and Vuelo, LLC, and recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book A-125, at page 8171, on 10/16/2006, as Document No. 2006158588, as amended. This City Lien is established pursuant to Article 14-14-5-4 of the Revised Ordinances of Albuquerque, New Mexico, 1994, as amended and is claimed as assurance for the satisfactory completion of construction of the Improvements by the construction completion deadline as required by the Agreement.

OWNER: Vuelo, LLC
1200 Pennsylvania NE, 2B
Albuquerque, NM 87110

LEGAL DESCRIPTION: Lots 1-P1 thru 26-P1, and Tract A, Sage Ranch. Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 2006C, at page 337, on 10/31/2006, as Document No. 2006166324.

FORMER LEGAL DESCRIPTION: Parcel A-1-C, Town of Atrisco Grant Unit 7. Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 2005C, at page 352, on October 24, 2005.

AMOUNT: \$293,590.02, plus any costs incurred for a title search and update, which amount shall bear interest at the rate of twelve percent (12%) per year from the date of filing of this Claim and Notice of Lien.

PERIOD OF TIME COVERED: Expiration of construction completion deadline August 6, 2010. Notwithstanding the expiration date of the construction completion deadline, the City may record this Claim and Notice of Lien at anytime the City determines that any alternative Financial Guaranty does not provide adequate assurance that construction of the Improvements will occur.

Doc# 2010080687

08/10/2010 02:58 PM Page: 1 of 2
LIEN R: \$11.00 M. Toulouse Oliver, Bernalillo County

WITNESS my hand and seal this 6th day of August, 2010

Amy B. Bailey
Amy B. Bailey, City Clerk
City of Albuquerque
Bernalillo County, New Mexico

APPROVED:

Richard Dourte

Richard Dourte, City Engineer

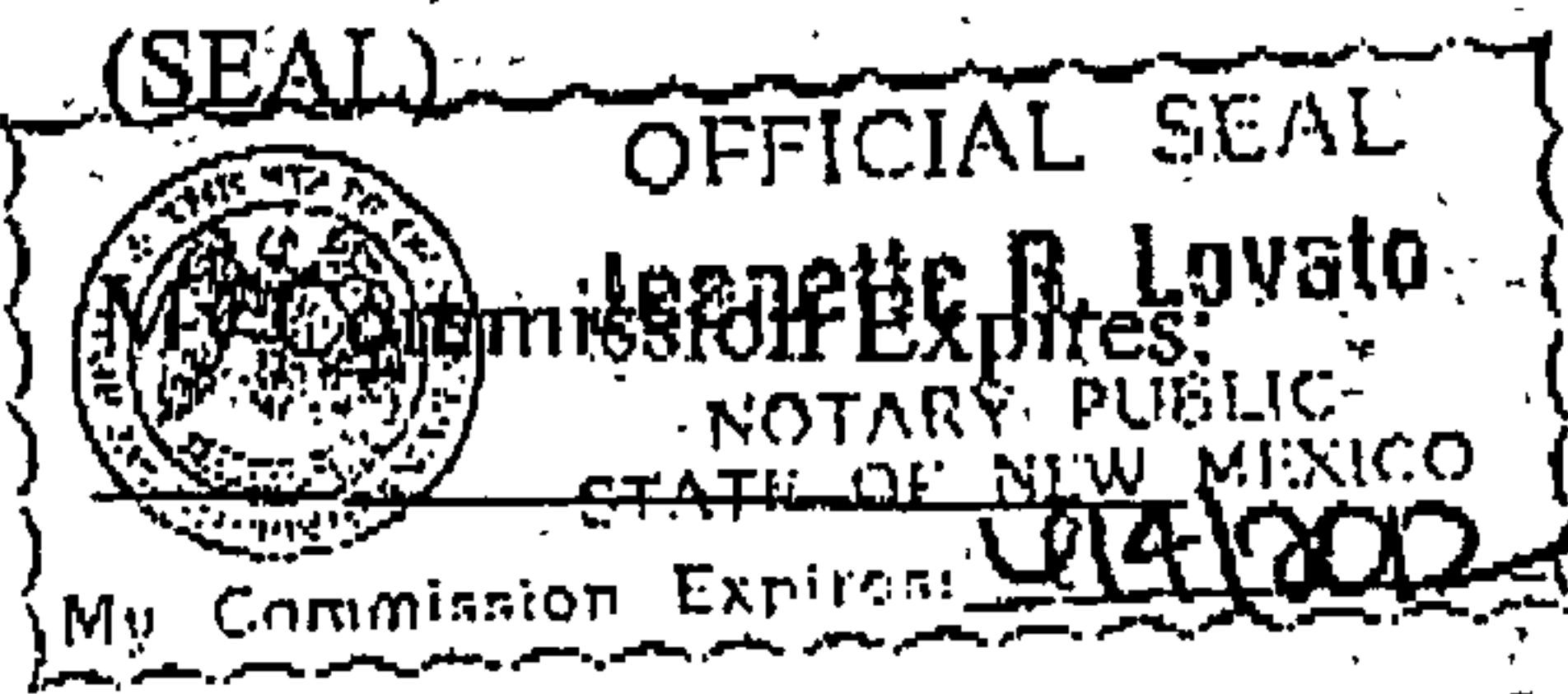
8/3/10

Date: 8-5-10

8-3-10

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

On this the 6th day of August, 2010, before me appeared Amy B. Bailey to me personally known, who being by me duly sworn or affirmed did say that she is the City Clerk of the City of Albuquerque, County of Bernalillo, State of New Mexico, and that said instrument was signed and sealed in behalf of said City of Albuquerque by authority of its City Council and the laws of the State of New Mexico and of said City of Albuquerque, and the County Clerk acknowledges said instrument to be the free act and Claim and Notice of Lien of the City of Albuquerque.



Jeannette Lovato
Notary Public

Figure 30

CLAIM AND NOTICE OF LIEN

TITLE OF PROJECT: Sage Ranch Subdivision
SUBDIVIDER: Vuelo, LLC
CITY PROJECT NO.: 769782

The City of Albuquerque ("City") claims a lien ("City Lien") on the real property described below for 125% of the cost of construction of all infrastructure improvements ("Improvements") required in connection with the development of Sage Ranch Subdivision, said Improvements being more particularly described in that certain Sidewalk Deferral Agreement ("Agreement") between the City and Vuelo, LLC, and recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book A-125, at page 8172, on 10/16/2006, as Document No. 2006158589, as amended. This City Lien is established pursuant to Article 14-14-5-4 of the Revised Ordinances of Albuquerque, New Mexico, 1994, as amended and is claimed as assurance for the satisfactory completion of construction of the Improvements by the construction completion deadline as required by the Agreement.

OWNER: Vuelo, LLC
 1200 Pennsylvania NE, 2B
 Albuquerque, NM 87110

LEGAL DESCRIPTION: Lots 1-P1, thru 26-P1, and Tract A, Sage Ranch. Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 2006C, at page 337, on 10/31/2006, as Document No. 2006166324.

FORMER LEGAL DESCRIPTION: Parcel A-1-C, Town of Atrisco Grant Unit 7. Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 2005C, at page 352, on October 24, 2005.

AMOUNT: \$20,351.28, plus any costs incurred for a title search and update, which amount shall bear interest at the rate of twelve percent (12%) per year from the date of filing of this Claim and Notice of Lien.

PERIOD OF TIME COVERED: Expiration of construction completion deadline August 6, 2010. Notwithstanding the expiration date of the construction completion deadline, the City may record this Claim and Notice of Lien at anytime the City determines that any alternative Financial Guaranty does not provide adequate assurance that construction of the Improvements will occur.

Doc# 2010080686

08/10/2010 02:58 PM Page: 1 of 2
LIEN R: \$11.00 M. Toulouse Oliver, Bernalillo County

FIGURE 18

EXTENSION AGREEMENT

Procedure "B"

PROJECT NO. 769782

This Agreement made this 15th day of August, 2008, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Vuelo LLL ("Subdivider"), whose address is 1200 Penn NE, Albuquerque NM 87110 and whose telephone number is 505-232-2800 made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Subdivider entered into an Agreement on the 16th day of Oct. 2006, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on Oct. 16, 2006, at Book Misc. A125, pages 8171 through 8171, ("Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before the 6th day of Aug. 2007; and

WHEREAS, the Earlier Agreement was amended by a First Extension Agreement dated Aug. 3, 2007 recorded Aug. 6, 2007, in Book Misc. 2007113519 pages 1 through 3, records of Bernalillo County, New Mexico, extending the construction deadline to Aug. 6, 2008; and

WHEREAS, the Earlier Agreement was amended by a Assignment's Amendment Extension Agreement dated Dec. 28, 2007 recorded Dec. 28, 2007, in Book Misc. 2007172939, pages 1 through 4, records of Bernalillo County, New Mexico, extending the construction deadline to Aug. 6, 2008; and

WHEREAS, the Earlier Agreement was amended by a Second Extension Agreement dated Oct. 9, 2008 recorded Oct. 10, 2008, in Book Misc. 2008111404, pages 1 through 4, records of Bernalillo County, New Mexico, extending the construction deadline to Aug. 6, 2009; and

WHEREAS, the Earlier Agreement was amended by a Third Extension Agreement dated Aug 10, 2009 recorded Aug 13, 2009, in Book Misc. 2009092108, pages 1 through 3, records of Bernalillo County, New Mexico, extending the construction deadline to Aug 6, 2010; 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 _____ day of _____, 20_____.

B. On portions of the improvements as follows:

IMPROVEMENTS	COMPLETION DATE
<u>Infrastructure</u>	<u>August 6, 2012</u>

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

Type of Financial Guaranty: Municipal Lien

Amount: \$ 293,500.02

Name of Financial Institution or Surety providing Guaranty: _____

n/a

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

August 6, 2012

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

August 6, 2014 (two year lien term)

Additional information: _____

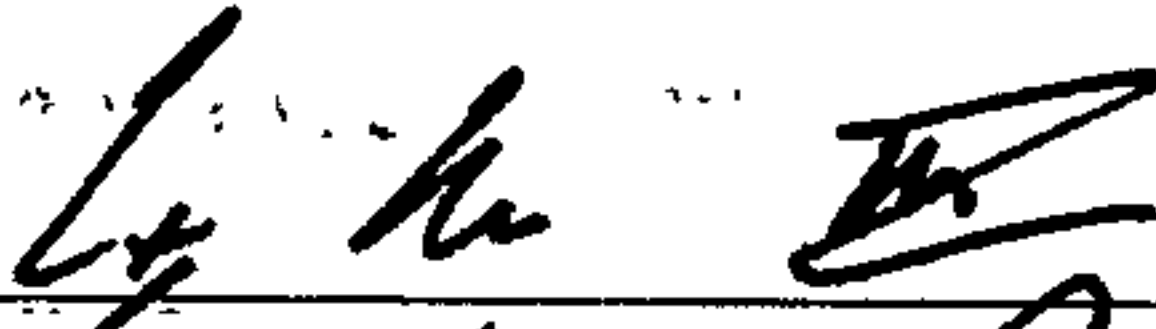
Recorded Municipal Lien is Financial Guaranty

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: Duelo, LLC

CITY OF ALBUQUERQUE:

By [signature]: 
Name [print]: Gordon Rowe
Title: MANAGER
Dated: 8/23/10

By: _____
Richard Dourte, City Engineer
Dated: _____

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Buen.)

This instrument was acknowledged before me on this 23rd day of Aug.,
2010 by [name of person:] Gordon Rowe, [title or capacity,
for instance, "President" or "Owner"]

Manager
of [Subdivider:] Vuelo, LLC

My Commission Expires:
10-05-13

Willy Passeri
Notary Public

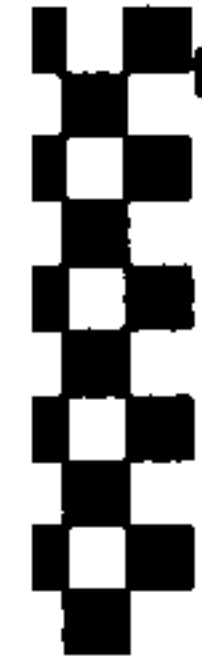
CITY'S NOTARY

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

This instrument was acknowledged before me on this _____ day of _____,
20____ by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on
behalf of said corporation.

My Commission Expires:

Notary Public



Gordon H. Rowe III
1200 Pennsylvania NE, #2B
Albuquerque, NM 87110
(505) 232-2800
Fax (505) 266-1030

The Rowe Law Firm, P.C.

Fax Cover Sheet

TO: David S. Campbell Chief Administrative Officer	FROM: Gordon Rowe III
FAX: 768-3019	PAGES: 19 (including cover page)
PHONE:	DATE: July 1, 2010
RE: Vuelo LLC - Right-of-Way Issue	CC:

1. ARB Findings

1. Sage lands is improved
2. after vacation return no need to improve sage lands
3. Sage lands is a cul de sac and does not connect to the lots within the subdivision are owned by the same person

Abbea & Scott, Piedad

1. maybe return easement right of floating easement. to decrease value of the vacated Property of Avate Access Easement



2. only vacate the lots leave the street intact

ORIGINALS WILL FOLLOW BY MAIL

1. Avate access
2. Public utility easements
3. Public drainage easements

5 Note on Deck that future subdivision of this property will require improvements to Sage lands Road as required by the ARB.

CONFIDENTIAL STATEMENT
PLEASE NOTIFY US IMMEDIATELY IF THIS TRANSMISSION WAS RECEIVED IN ERROR

The information contained in this transmission is confidential and is intended only for the use of the individual(s) of entity (is) named above. The information also may be legally privileged. This transmission is sent in trust for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, you are hereby notified that any dissemination, distribution, reproduction, or other use of this transmission is strictly prohibited. If you are not the intended recipient, please notify us immediately by telephone at (505) 232-2800 to arrange for the return of the transmission and any copies thereof to us at our expense. Thank you.

as required by the ARB.

LAW OFFICES
The Rowe Law Firm, P.C.

Established in 1946
1200 Pennsylvania NE, Suite 2B
Albuquerque, NM 87110

TELEPHONE (505) 232-2800 ~ TELEFAX NO. (505) 266-1030

GORDON H. ROWE III*

Gordon H. Rowe, Jr.
(1919-2007)

* MEMBER OF THE STATE BARS OF
NEW MEXICO, COLORADO AND OKLAHOMA

COLORADO OFFICE
SOUTH FORK, COLORADO 81154

July 1, 2010

VIA FACSIMILE AND
FIRST CLASS U.S. MAIL

David S. Campbell
Chief Administrative Officer
Office of the Mayor for Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Dear David:

I was directed to you by Scott Howell of the City Attorney's Office. I represent Vuelo, LLC of which my wife, Jane Rowe, is the Manager. Vuelo, LLC is the owner of the Sage Ranch subdivision. Attached hereto is the copy of the plat and related information.

We purchased this approximate five (5) acre tract in 2007 which was platted and subject to a SIA and Sidewalk Deferral Agreement. No improvements have occurred on the five (5) acre tract and it remains a vacant piece of dirt that is fenced in but unimproved.

Because of declining market conditions, we were unable to make the subdivision work financially. As such, during the last six (6) months, we took appropriate action to vacate the plat which has been approved subject to one remaining issue. As you can see on the attached document at tab D, the City Right of Way people have suggested as part of the vacation that Vuelo pay the city \$36,421.25 to purchase back a 0.6689 right-of-way for a street under the plat. As mentioned above, the street has never been constructed. Although the plat was recorded, I'm not sure whether the right-of-way was actually ever formally dedicated and conveyed.

My question to you is with reference to the attached 1996 Administrative Instruction No. 5-4 signed by Lawrence Rael. My question to you is whether this Administrative Instruction still remains controlling policy under your administration and, secondly, even if it does apply,

David S. Campbell

July 1, 2010

Page 2

whether the Sage Ranch subdivision which has never been improved or formally dedicated is subject to the compensation directive in the Administrative Order. *= we take title to the property upon filing of the*

I would certainly be willing to be happy to meet with you if you wanted to discuss this further, but I appreciate any direction that you might give in this matter. *Plot - do not assume maintenance until road is constructed so on studds.*

Best personal regards,

Gordon H. Rowe III

GHR/mmt


Enclosures

cc: Harris Surveying

LIST OF ATTACHMENTS TO 7-1-10 LETTER

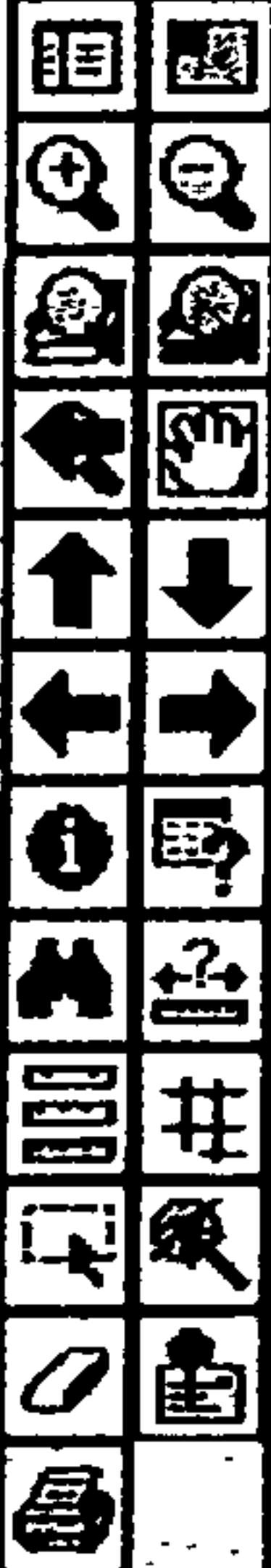
- A. Planning and Zoning GIS Data (Plat for Sage Ranch Subdivision)
- B. Administrative Instruction No. 5-4
- C. Notice of Public Hearing re Vacation of Public Right-of-Way and Public Easement
- D. Final Compensation Determination for Vacated Right of Way
- E. E-mail Communication from Scott Howell re Administrative Instruction No. 5-4
- F. Official Notice of Decision (granting deferral of subdivision improvements (2yr SIA))

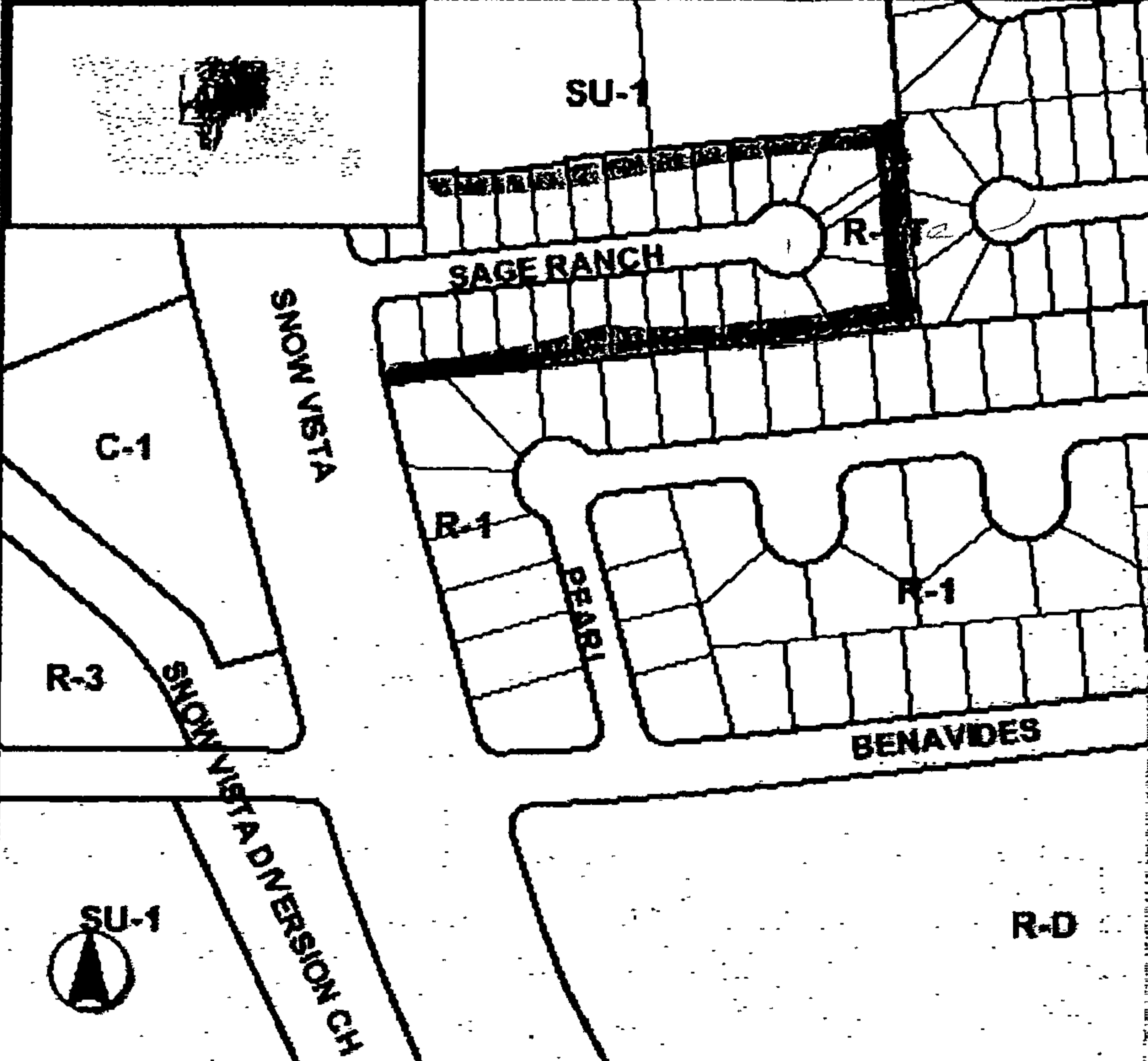
A



CITY OF ALBUQUERQUE
www.cabq.gov

Planning and Zoning GIS Data





ZONE GRID
No Features found.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER
1	100905521535320841	VUELO LLC	1200 PENNSYLVANIA NE SUITE 2B	ALBUQUE

ZONING

Rec	ZONING	DESCRIPTION
1	R-LT	

ZONE GRID

Rec	ZONE ATLAS GRID
1	M9

PARCELS

Rec	NUMBER	NAME	DESIGNATION	QUADRANT	LOT	BLOCK	SUBDIVISIO
1	9504	SAGE RANCH	CT	SW	15-P1	0000	SAGE RANC

ZONE GRID
No Features found.

ZONE GRID
No Features found.

NEIGHBORHOODS

Rec	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONNAME	COASDE
1	WESTGATE HEIGHTS	R

ZONE GRID
No Features found.

LAYERS

- STREETS
- BASEMAP
- PARCELS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- BOUNDARIES
- SITES
- ZONING CASES
- CASE TRACKING
- CASE HISTORY
- CELL TOWERS
- CENTERS
- CRP/ES LOCATIONS
- CRP/ES BUFFER
- CHURCHES
- CHURCH BUFFER
- SCHOOL BUFFERS
- LANDFILLS
- LANDFILL BUFFER ZC
- CITY LANDMARKS
- AIR PHOTO
- 2008 AIR PHOTO
- 2006 AIR PHOTO
- 2002 AIR PHOTO
- 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

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

Pan
SEARCH
REFRESH
HELP
INDEX PAGE

CONTACT

<http://vista.cabq.gov/website/zone/viewer.htm?ActiveLayer=9>

4/13/2010

B



October 24, 1996

Martin J. Chávez, Mayor

ADMINISTRATIVE INSTRUCTION NO. 54**SUBJECT: Disposition of Vacated Streets (Revised)**

The following policy shall govern disposition of streets which are requested to be vacated, pursuant to the City of Albuquerque Subdivision Ordinances, Section 7-11-42.C R.O. 1974, and pursuant to the extraterritorial platting and planning jurisdiction of the City, Section 3-20-5 and 3-20-12 NMSA 1978. It should be noted that the City may decide to dispose of the fee interest in the vacated street, while retaining easements for utilities, drainage, or some other municipal purpose.

- A. Upon confirmation by Real Property that the City owns the right-of-way fee simple, the Real Property Manager shall determine whether to retain all or part of the vacated right-of-way for municipal purposes or to dispose of, at market value as determined by Real Property, part or all of the vacated right-of-way to abutting property owners. Each abutting property owner is entitled to acquire up to the center line of the nonessential right-of-way abutting the property owner's land. However, if one of the abutting property owners fails to notify the City of his or her election to purchase the nonessential vacated right-of-way as provided in the ordinance or does not wish to acquire the nonessential vacated right-of-way, the other owner may acquire all of the adjoining nonessential right-of-way. The City shall record a final plat of the vacated right-of-way retained by the City as an independent lot, or incorporate the vacated right-of-way into adjoining City-owned property, if applicable.
- B. If an owner replats a subdivision that vacates all or part of a previously dedicated right-of-way and dedicates a new, acceptable right-of-way which has value equal to or greater than that of the vacated right-of-way as determined by Real Property, and the same owner owns all property abutting the vacated right-of-way, then the vacated right-of-way shall be conveyed to the property owner without consideration due from the owner, except for a processing fee. However, if the right-of-way to be dedicated is less valuable than the right-of-way to be vacated, then the property owner shall be expected to pay an amount representing the difference in value between the vacated right-of-way and the right-of-way to be dedicated. The City shall pay no compensation for dedicated right-of-way of greater value than the vacated right-of-way.


Lawrence Reel
Chief Administrative Officer

Good for You, Albuquerque!



From: Howell, Scott M. (SHowell@cabq.gov)
To: growe60@yahoo.com;
Date: Mon, May 17, 2010 4:18:41 PM
Cc:
Subject: City of Albuquerque Administrative Instruction dealing with Right-of-way Compensation

Gordon,

Here's the most recent instruction we discussed last week over the phone. It supplanted a prior practice/policy which included (re)granting vacated right of way back to the original grantee without compensation.

<<COA Admin Instr 5-4 R-W Vac Comp.pdf>>

Let me know if you have further questions.

Scott

Scott M. Howell - Right-of-Way Supervisor
Acting Real Property Division Administrator
City of Albuquerque - Department of Finance and Administrative Services
Phone: (505) 768-2771
FAX: (505) 768-3817
Mailing Address: P.O. Box 2248, Albuquerque, NM 87103
Physical Address: 1 Civic Plaza NW (City Hall), Room 4015

2 - post fax
to BO
wall

C



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, February 24, 2010, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1002819

10DRB-70036 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for all or a portion of Tract(s) E-6-A-1, ALBUQUERQUE SOUTH Unit(s) 3 (TBK as Diamond Mesa Subdivision), zoned SU-1 FOR R-2 & R-T, located on the east side of 98TH ST SW between GIBSON BLVD SW and BLAKE RD SW containing approximately 26.5621 acre(s). (N-9)

Project# 1003991

10DRB-70034 VACATION OF PUBLIC
RIGHT-OF-WAY
10DRB-70035 VACATION OF PUBLIC
EASEMENT

PRECISION SURVEYS INC agent(s) for VUELO LLC request(s) the referenced/ above action(s) in order to replat, SAGE RANCH SUBDIVISION back into a single tract, zoned RL1, located on the east side of 98th ST SW between SAGE RD SW and BENAVIDES RD SW containing approximately 3.7442 acres. (M-9)

Project# 1004073

10DRB-70033 MAJOR - 1 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the referenced/ above action(s) for all or a portion of JUAN TABO HILLS Unit(s) 1, zoned RD, located on JUAN TABO BLVD NE south of the TIJERAS ARROYO containing approximately 244.4124 acre(s). (M-21, M-22)

Project# 1007886

09DRB-70282 VACATION OF PUBLIC
RIGHT-OF-WAY

The NATIONAL PARK SERVICE request(s) the referenced/ above action(s) for all of ST. JOSEPH'S AVENUE NW, located on the west side of UNSER BLVD NW within the boundary of Petroglyph National Monument. (G-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, FEBRUARY 8, 2010.

D

CITY OF ALBUQUERQUE
FINAL COMPENSATION DETERMINATION FOR
VACATED RIGHT OF WAY

PROPOSED GRANTEE AND ADDRESS: Vuello LLC

DESCRIPTION OF VACATED RIGHT OF WAY: Sage Ranch Ct SW

BASE VALUE ESTIMATE: \$2.50

VACATED RIGHT OF WAY

TOTAL SQUARE FOOTAGE UNENCUMBERED: 0.6689 ac, approx. 29,137

ADJUSTED COMPENSATION PER SQUARE FOOT: \$1.25

SUB-TOTAL COMPENSATION: \$36,421.25

TOTAL SQUARE FOOTAGE ENCUMBERED: - 0 -

ADJUSTED COMPENSATION PER SQUARE FOOT: - 0 -

SUB-TOTAL COMPENSATION: - 0 -

DEDICATED RIGHT OF WAY OFFSET

SQUARE FOOTAGE: _____ VALUE PER SQUARE FOOT: _____

SUB-TOTAL OFFSET: - 0 -

TOTAL NET COMPENSATION: \$36,421.25

RIGHT-OF-WAY SUPERVISOR: Scott M. Howell 3-31-10
Date

PROPERTY MANAGER APPROVAL: position vacant

DATE DETERMINATION EXPIRES: 9-30-10

Call Scott Howell at 768-2771, or email showell@cabq.gov with questions. Compensation adjustments are based on property elements such as configuration, topography, retained municipal-use easements for public water, sanitary sewer, and/or storm drainage, or a general public utility easement. This determination is subject to revision 1) in six months, and/or, 2) the final plat presented for signature differs from the proposed plat. Make check in the above-referenced amount payable to City of Albuquerque and present to Property Management at the time that the plat is ready for signature (just prior to DBR Chairperson signature). For a quitclaim deed, present a copy of the newly recorded plat to Scott Howell, with precise name and address of grantee for the deed. Allow approximately two weeks for approval and processing of the deed.

E

Print

From: Howell, Scott M. (SHowell@cabq.gov)

To: growe60@yahoo.com;

Date: Mon, May 17, 2010 4:18:41 PM

Cc:

Subject: City of Albuquerque Administrative Instruction dealing with Right-of-way Compensation

Gordon,

Here's the most recent Instruction we discussed last week over the phone. It supplanted a prior practice/policy which included (re)granting vacated right of way back to the original grantee without compensation.

<<COA Admin Instr 5-4 R-W Vac Comp.pdf>>

Let me know if you have further questions.

Scott

Scott M. Howell - Right-of-Way Supervisor

Acting Real Property Division Administrator

City of Albuquerque - Department of Finance and Administrative Services

Phone: (505) 768-2771

FAX: (505) 768-3817

Mailing Address: P.O. Box 2248, Albuquerque, NM 87103

Physical Address: 1 Civic Plaza NW (City Hall), Room 4015

2 page for
to Bo
wade



October 24, 1996

Martin J. Chávez, Mayor

ADMINISTRATIVE INSTRUCTION NO. 5-4

SUBJECT: Disposition of Vacated Streets (Revised)

The following policy shall govern disposition of streets which are requested to be vacated, pursuant to the City of Albuquerque Subdivision Ordinances, Section 7-11-42.C R.O. 1974, and pursuant to the extraterritorial platting and planning jurisdiction of the City, Section 3-20-5 and 3-20-12 NMSA 1978. It should be noted that the City may decide to dispose of the fee interest in the vacated street, while retaining easements for utilities, drainage, or some other municipal purpose.

- A. Upon confirmation by Real Property that the City owns the right-of-way fee simple, the Real Property Manager shall determine whether to retain all or part of the vacated right-of-way for municipal purposes or to dispose of, at market value as determined by Real Property, part or all of the vacated right-of-way to abutting property owners. Each abutting property owner is entitled to acquire up to the center line of the nonessential right-of-way abutting the property owner's land. However, if one of the abutting property owners fails to notify the City of his or her election to purchase the nonessential vacated right-of-way as provided in the ordinance or does not wish to acquire the nonessential vacated right-of-way, the other owner may acquire all of the adjoining nonessential right-of-way. The City shall record a final plat of the vacated right-of-way retained by the City as an independent lot, or incorporate the vacated right-of-way into adjoining City-owned property, if applicable.
- B. If an owner replats a subdivision that vacates all or part of a previously dedicated right-of-way and dedicates a new, acceptable right-of-way which has value equal to or greater than that of the vacated right-of-way as determined by Real Property, and the same owner owns all property abutting the vacated right-of-way, then the vacated right-of-way shall be conveyed to the property owner without consideration due from the owner, except for a processing fee. However, if the right-of-way to be dedicated is less valuable than the right-of-way to be vacated, then the property owner shall be expected to pay an amount representing the difference in value between the vacated right-of-way and the right-of-way to be dedicated. The City shall pay no compensation for dedicated right-of-way of greater value than the vacated right-of-way.


Lawrence Rael
Chief Administrative Officer

Good for You. Albuquerque!



F



AHN: JANE

924-3446

OFFICIAL NOTICE OF DECISION**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD****September 3, 2008**

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

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

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

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

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

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

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


Jack Cloud, AICP, DRB Chair

Cc: Vuelo, LLC – 1200 Pennsylvania NE Ste 2B – Albuquerque, NM 87110
Marilyn Maldonado
File

**HP OfficeJet G Series G85xi
Personal Printer/Fax/Copier/Scanner**

**Fax-History Report for
Gordon H. Rowe III
505-266-1030
Oct 01 2008 2:20pm**

Last Fax

<u>Date</u>	<u>Time</u>	<u>Type</u>	<u>Identification</u>	<u>Duration</u>	<u>Pages</u>	<u>Result</u>
Oct 1	2:20pm	Sent	9243440	0:28	1	OK

Result:

OK - black and white fax
Okay color - color fax

Gordon H. Rowe III
1200 Pennsylvania NE, #2B
Albuquerque, NM 87110
(505) 232-2800
Fax (505) 266-1030



Fax Cover Sheet

TO: Angela	FROM: Gordon Rowe III
FAX: 924-3864	Page(s) (including cover page) 2
PHONE:	DATE: 8/3/10
RE:	CC:

Urgent For Review Please Comment Please Reply For Your Records

request for continuance

Thank you!

Gordon Rowe
239-2135

ORIGINAL WILL NOT FOLLOW IN THE MAIL

CONFIDENTIAL STATEMENT
PLEASE NOTIFY US IMMEDIATELY IF THIS TRANSMISSION
WAS RECEIVED IN ERROR

The information contained in this transmission is confidential and is intended only for the use of the individual(s) of entity (is) named above. The information also may be legally privileged. This transmission is sent in trust for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, you are hereby notified that any dissemination, distribution, reproduction, or other use of this transmission is strictly prohibited. If you are not the intended recipient, please notify us immediately by telephone at (505) 232-2800 to arrange for the return of the transmission and any copies thereof to us at our expense. Thank you.

Devel. Rev. Board: 8/31/10

I hereby request that
Project # 1003991, Vuelo LLC
Applicant, set for hearing on
9/1/10 be continued one
week.

Thank you

London Rome, manager
Vuelo LLC

Gordon H. Rowe III
1200 Pennsylvania NE, #2B
Albuquerque, NM 87110
(505) 232-2800
Fax (505) 266-1030



Fax Cover Sheet

TO: Angela	FROM: Gordon Rowe III
FAX: 524-3864	Page(s) (including cover page) 2
PHONE:	DATE: 8/3/10
RE:	CC:

Urgent For Review Please Comment Please Reply For Your Records

request for continuance

Thank you!

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Divul Rev. Board.

8/31/10

I hereby request that

Project # 1003991, Vuelo LLC

Applicant, set for hearing on

9/1/10 be postponed one

week.

Thank you

Candice Rouse, manager
Vuelo LLC



**DEVELOPMENT REVIEW BOARD
AGENDA**

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

**August 25, 2010 9:00 AM
MEMBERS:**

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

**Kristal Metro, P.E., Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA
Christina Sandoval, Parks/Municipal Development**

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 ANGELA GOMEZ, PLANNING DEPARTMENT, AT 874-3946. 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**
- B. Changes and/or Additions to the Agenda**
- C. New or Old Business**

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

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

- i. Project# 1008265**
10DRB-70109 MAJOR - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
*** TO BE DEFERRED TO 11/17/10***
CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LLC request(s) the referenced/ above action(s) for all or a portion of Lots A-2-A and A-3-A, JOURNAL CENTER PHASE 2, UNIT 2 zoned IP, located north of RUTLEDGE RD NE and west of SNAPROLL ST NE containing approximately 5.41 acre(s). (D-16, D-17) [Deferred from 5/5/10, 6/2/10]

Diver Rev. Board: 8/31/10

I hereby request that
Project # 1003991, Vuelo LLC
Applicant, set for hearing on
9/1/10 be continued one
week.

Thank you

Gordon Rowe, manager
Vuelo LLC



**DEVELOPMENT REVIEW BOARD
AGENDA**

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

**August 25, 2010 9:00 AM
MEMBERS:**

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

**Kristal Metro, P.E., Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA
Christina Sandoval, Parks/Municipal Development**

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- A. Call to Order 9:00 A.M.
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- C. New or Old Business

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

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

1. **Project# 1008265
10DRB-70109 MAJOR - SITE
DEVELOPMENT PLAN FOR BUILDING
PERMIT**

*** TO BE DEFERRED TO 11/17/10***

**CLAUDIO VIGIL, ARCHITECTS agent(s) for
BRUNACINI DEVELOPMENT LLC request(s) the
referenced/ above action(s) for all or a portion of Lots A-2-
A and A-3-A, JOURNAL CENTER PHASE 2, UNIT 2
zoned IP, located north of RUTLEDGE RD NE and west
of SNAPROLL ST NE containing approximately 5.41
acre(s). (D-16, D-17) [Deferred from 5/5/10, 6/2/10]**

From: Larry Medrano
To: Herrera, Audrey; Lucero, Mario
Date: 2/16/2010 12:04:07 PM
Subject: Fwd: Project No. 1003991

Larry W. Medrano
Precision Surveys, Inc.

Office Location
5571 Midway Park Place, NE
Albuquerque, NM 87109
Mailing Address
PO Box 90636
Albuquerque, NM 87199
505 856 5700 phone
505 856 7900 fax

>>> "Zamora, David M." <dmzamora@cabq.gov> 02/16/10 11:23 AM >>>

The .dxf file for Project No. 1003991 (Sage Ranch) has been approved.

David M. Zamora
GIS Coordinator - AGIS
City of Albuquerque
Planning Department
924-3929 phone
924-3812 fax
www.cabq.gov/gis
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)
- D** **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): Precision Surveys, Inc. PHONE: 856-5700
 ADDRESS: P.O. Box 90636 FAX: 856-7900
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: larry@presurvicom

APPLICANT: Vuelo, LLC PHONE: 232-2800
 ADDRESS: 1200 Pennsylvania NE, Suite 2-B FAX: _____
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: growe60@yahoo.com
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Minor subdivision to consolidate 27 lots, 1 Tract and vacated right of way into 1 new Tract and to reflect vacated easements and right of way.
 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. 1 thru 26 and Tract A Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: Sage Ranch
 Existing Zoning: RLT Proposed zoning: RLT MRGCD Map No N/A
 Zone Atlas page(s): M-9 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.): 1003991
06-DRB-0153, 10DRB-70034, 10DRB-70035

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 27 No. of proposed lots: 1 Total area of site (acres): 3.742
 LOCATION OF PROPERTY BY STREETS: On or Near: Snow Vista SW
 Between: Sage SW and Benavides SW

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

SIGNATURE Audrey M. Herrera DATE 2/16/10
 (Print) Audrey M. Herrera 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>10 DRB - 70056</u>	<u>PEF</u>	<u>5(3)</u>	<u>\$ 215.00</u>
	<u>CMF</u>		<u>\$ 20.00</u>
			\$
			\$
			\$
			\$
			\$
			Total
			<u>\$ 235.00</u>

Hearing date 02/24/10
Sandy Handley 02/17/10
 Planner signature / date

Project # 1003991

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings 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.

Audrey M. Herrera
 Applicant name (print)
Audrey M. Herrera
 Applicant signature / date



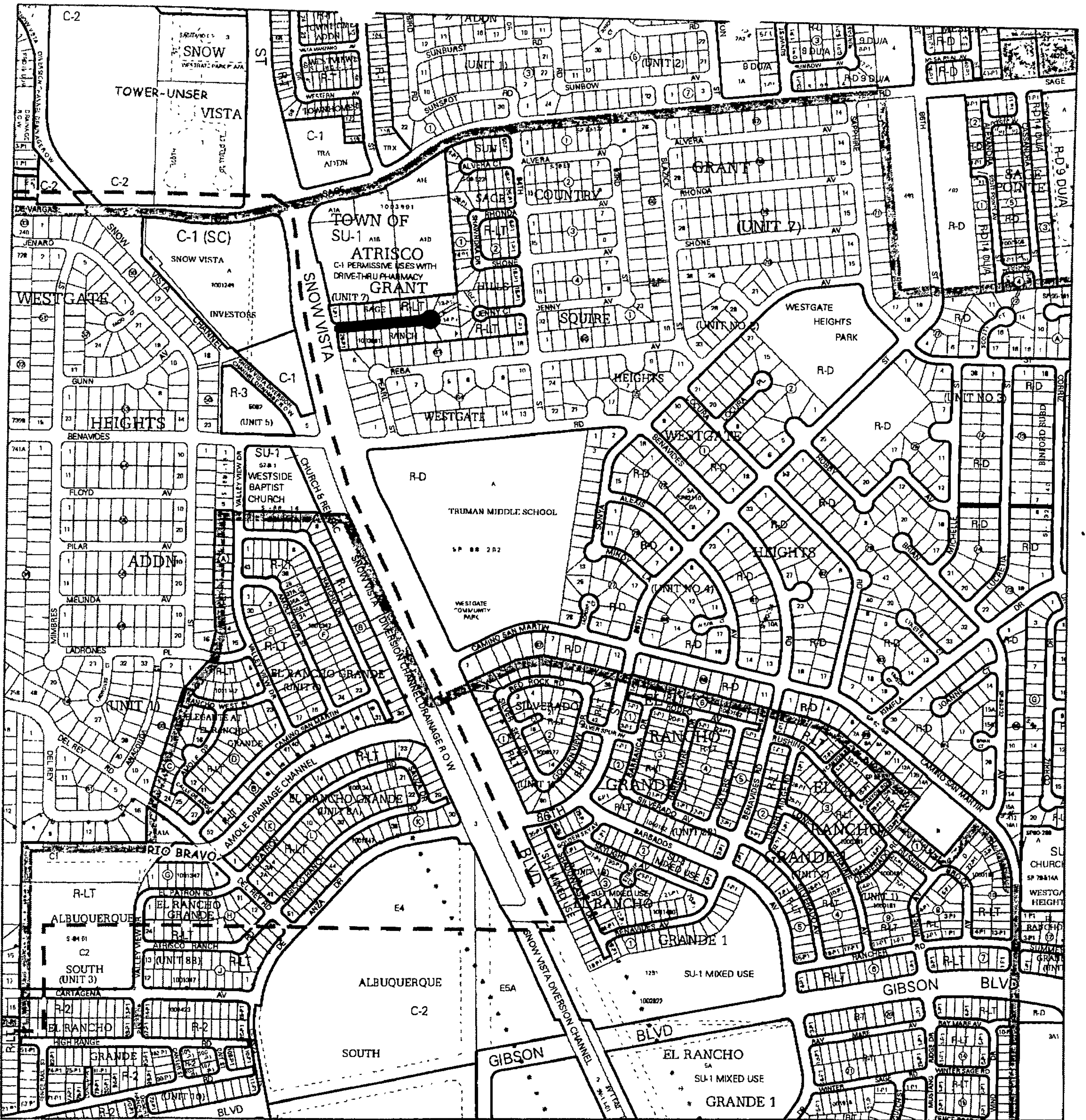
Form revised October 2007

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

Application case numbers
 10DRB _____ 70056

Sandy Handley 02/17/10
 Planner signature / date
 Project # 1003991

9:1 (Plats/2010) .pdf e-mail to Andy
 ML



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 Areas Outside of the City Limits

Zone Atlas Page:
M-09-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.	

Feet
0 750 1,500



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

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

February 16, 2010

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

**RE: REQUEST FOR APPROVAL OF MINOR SUBDIVISION TO CONSOLIDATE 27
LOTS, 1 TRACT AND VACATED RIGHT OF WAY INTO 1 NEW TRACT AND
TO REFLECT VACATED EASEMENTS AND RIGHT OF WAY.**

Dear Mr. Cloud:

On behalf of our client, Vuelo, LLC, we are submitting an application for the referenced request.

Enclosed are the required submittals. If you have any questions or need additional information, please do not hesitate to contact me at 856-5700.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry W. Medrano".

Larry W. Medrano

**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 Tract A-1, Sage Ranch which is zoned as RLT, on February 17, 2010 submitted by, Jay R. Schneider, Manager, FD Sage Market Place, LLC the 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) have proposed that the original 27 lots be eliminated to allow for one new tract. 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

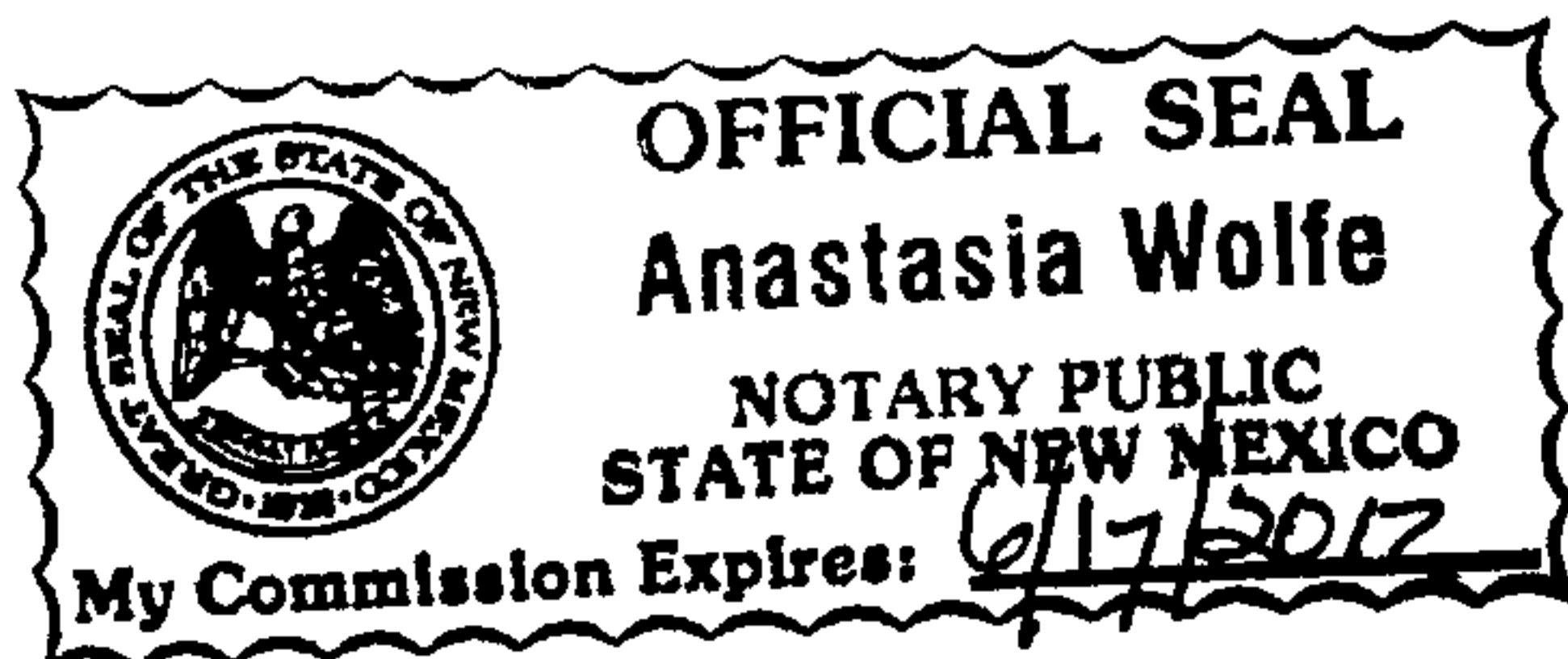
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Feb. 17, 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.

(Seal)

Anastasia Wolfe
Notary Public

My commission expires: 6/17/2012



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)
- D**
- 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): Precision Surveys, Inc. PHONE: 856-5700
 ADDRESS: P.O. Box 90636 FAX: 856-7900
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: larry@presurv.com

APPLICANT: Vuelo, LLC PHONE: 232-2800
 ADDRESS: 1200 Pennsylvania NE, Suite 2-B FAX: _____
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: growe60@yahoo.com
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Vacation of sage Ranch Court SW, 10' Public Utility Easement, 20' sanitary sewer and drainage easement and 20' Public Waterline and Pedestrian easement.
 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. 1 through 26 and Tract A Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: Sage Ranch
 Existing Zoning: RLT Proposed zoning: RWT MRGCD Map No N/A
 Zone Atlas page(s): M-9 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.): 1003991
06-DRB-0153

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 27 No. of proposed lots: 27 Total area of site (acres): 3,742
 LOCATION OF PROPERTY BY STREETS: On or Near: SKOW VISTA SW
 Between: SAGE SW and Benavides SW

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

SIGNATURE: [Signature] DATE: 1/28/10
 (Print) Larry W. Medrano 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 70034</u>	<u>VRW</u>		\$ <u>300.00</u>
<u>10DRB 70035</u>	<u>PRE</u>		\$ <u>90</u>
			\$ <u>75.00</u>
			\$ <u>20.00</u>
			\$ _____
			\$ _____
			Total
			\$ <u>485.00</u>

Form revised 4/07

Hearing date 02/24/10
Sandy Handley 01/29/10 Project # 1003991
 Planner signature / date

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.

Andrey M. Herrera
 Applicant name (print)
Andrey M. Herrera
 Applicant signature / date
 1/29/10

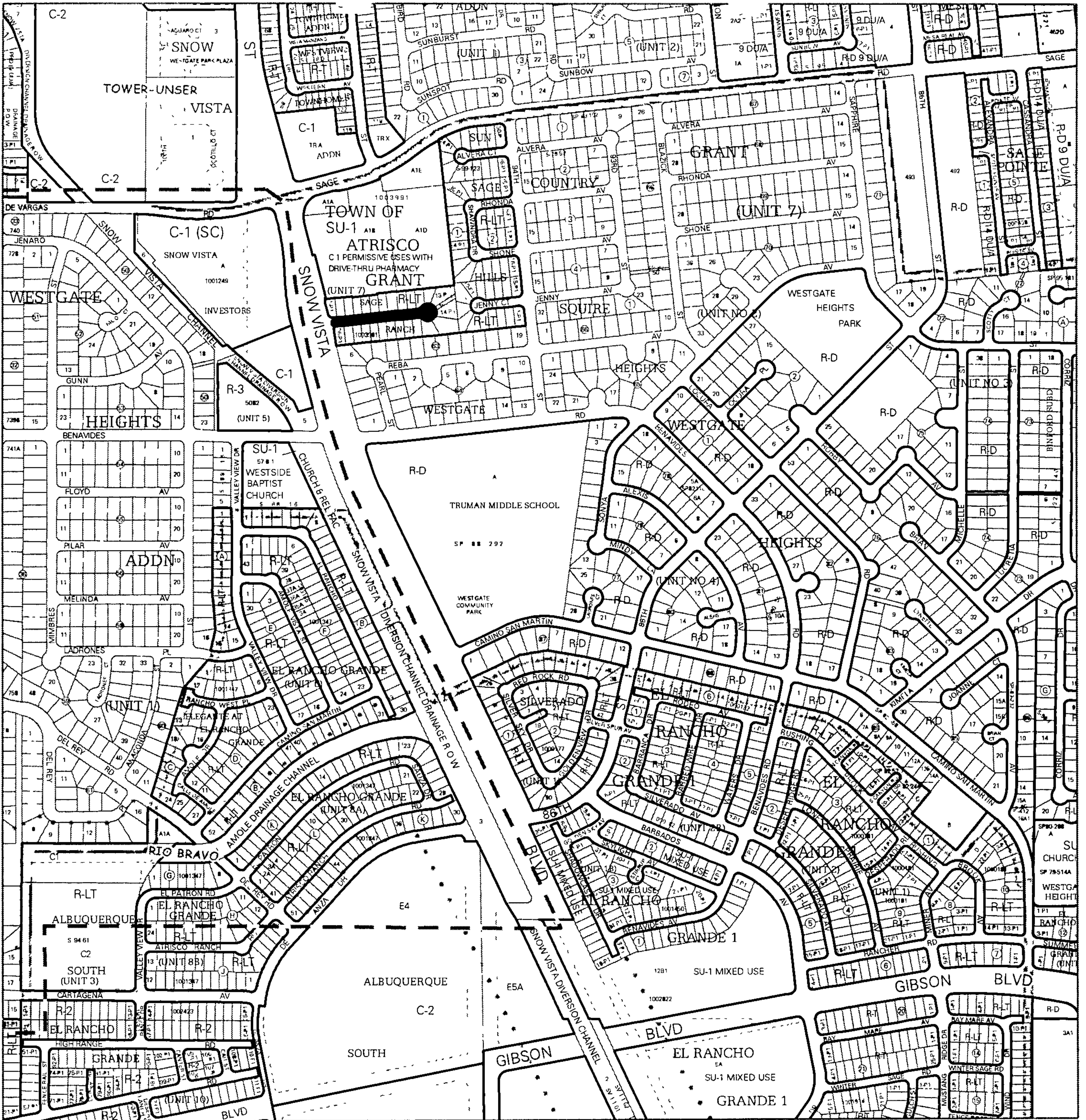


Form revised 4/07

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

Application case numbers
 10 DRB - 10034
 10 DRB - 10035

Sandy Handley
 Planner signature / date
 01/29/10
 Project # 100399



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:
M-09-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



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

MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

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

January 29, 2010

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

**RE: REQUEST FOR APPROVAL OF VACATION OF SAGE RANCH COURT SW,
10' PUBLIC UTILITY EASEMENT, 20' SANITARY SEWER AND DRAINAGE
EASEMENT AND 20' PUBLIC WATERLINE AND PEDESTRIAN EASEMENT**

Dear Mr. Cloud:

On behalf of our client, Vuelo, LLC, we are submitting an application for vacation of Sage Ranch Court SW, 10' public utility easement, 20' sanitary sewer and drainage easement and 20' public waterline and pedestrian easement.

Enclosed are the required submittals. If you have any questions or need additional information, please do not hesitate to contact me at 856-5700.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry W. Medrano", is written over a printed name. The signature is fluid and cursive.

Larry W. Medrano



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5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
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Albuquerque, NM 87199

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www.precision-surveys.com

January 22, 2010

Ms. Stephani Winklepleck
Neighborhood Liaison
City of Albuquerque Planning Department
Office of Neighborhood Coordination
P.O. Box 1293
Albuquerque, NM 87103

RE: REQUEST FOR NEIGHBORHOOD NOTIFICATION –

Dear Ms. Winklepleck:

We are requesting neighborhood contacts for the property shown on the attached Zone Atlas page (M-09). We are requesting vacation of Sage Ranch Court SW and various easements.

If you have any questions or need additional information, please do not hesitate to call me at 856-5700. Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Larry W. Medrano', is written over a printed name. The signature is fluid and cursive.

Larry W. Medrano

G:\Documents\Letters\2010 Letters\10-1004 Neighborhood Request.doc2



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Albuquerque, NM 87109

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Albuquerque, NM 87199

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505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

January 26, 2010

Frederick Gentry
Westgate Heights Neighborhood Association
10213 De Trevis SW
Albuquerque, NM 87121

RE: REQUEST FOR VACATION OF PUBLIC RIGHT OF WAY AND PUBLIC EASEMENTS, SAGE RANCH SUBDIVISION, LOCATED ON SNOW VISTA BOULEVARD SW BETWEEN SAGE ROAD SW AND BENAVIDEZ ROAD SW, LOCATED ON ZONE ATLAS M-9.

Dear Mr. Gentry:

On behalf of our client, Vuelo, LLC, we are submitting an application for vacation of Sage Ranch Court SW, 10' public utility easement, 20' sanitary sewer and drainage easement and 20' public waterline and pedestrian easement.

Enclosed is a map showing the proposed vacations. If you have any questions or need additional information, please do not hesitate to contact me at 856-5700.

Sincerely,

A handwritten signature in black ink, appearing to read 'Larry W. Medrano', is written over the typed name.

Larry W. Medrano



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

MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

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

January 26, 2010

Matthew Archuleta
Westgate Heights Neighborhood Association
1628 Summerfield SW
Albuquerque, NM 87121

RE: REQUEST FOR VACATION OF PUBLIC RIGHT OF WAY AND PUBLIC EASEMENTS, SAGE RANCH SUBDIVISION, LOCATED ON SNOW VISTA BOULEVARD SW BETWEEN SAGE ROAD SW AND BENAVIDEZ ROAD SW, LOCATED ON ZONE ATLAS M-9.

Dear Mr. Archuleta:

On behalf of our client, Vuelo, LLC, we are submitting an application for vacation of Sage Ranch Court SW, 10' public utility easement, 20' sanitary sewer and drainage easement and 20' public waterline and pedestrian easement.

Enclosed is a map showing the proposed vacations. If you have any questions or need additional information, please do not hesitate to contact me at 856-5700.

Sincerely,

A handwritten signature in black ink, appearing to read 'Larry W. Medrano', is written over a printed name.

Larry W. Medrano

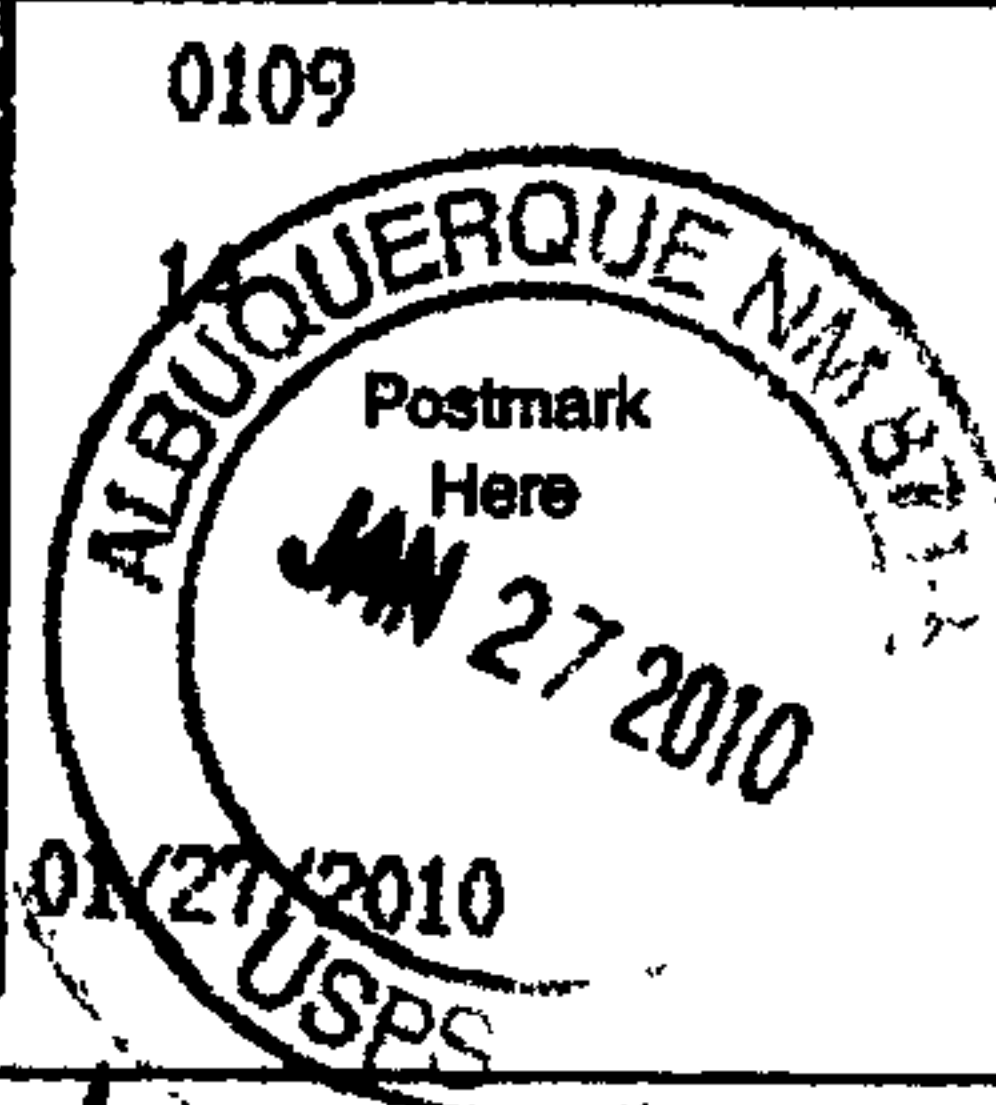
U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

7009 2820 0002 8691 9010

Postage	\$ 1.05
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$1.10
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 4.95



Sent To: **Frederick Gentry**
 Street, Apt. No., or PO Box No.: **10213 De Trevis SW**
 City, State, ZIP+4: **Alb., NM 87121**

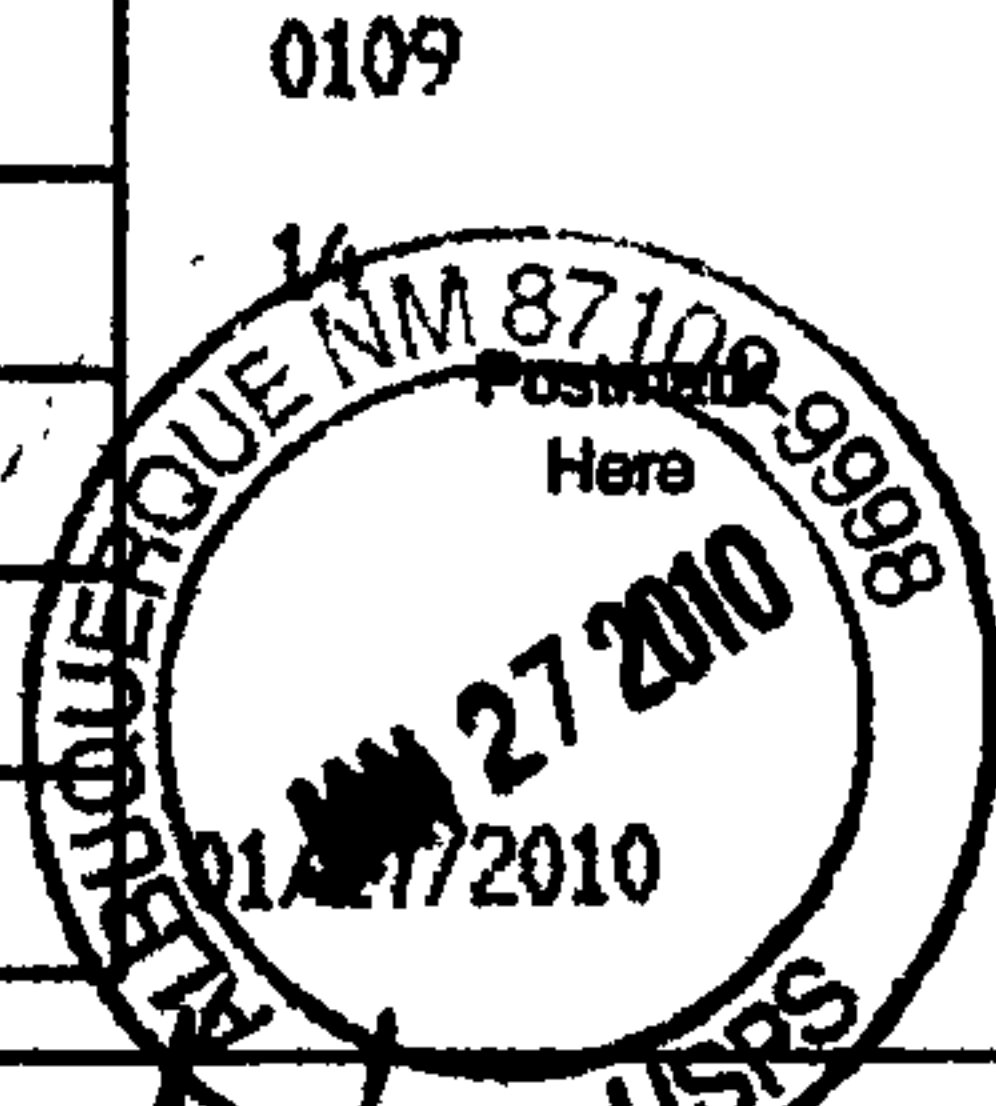
U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

7009 2820 0002 8691 9003

Postage	\$ 1.05
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 3.85



Sent To: **Matthew Archuleta**
 Street, Apt. No., or PO Box No.: **1628 Summerfield SW**
 City, State, ZIP+4: **Alb., NM 87121**

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. 9, 2010 to FEB. 24, 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.

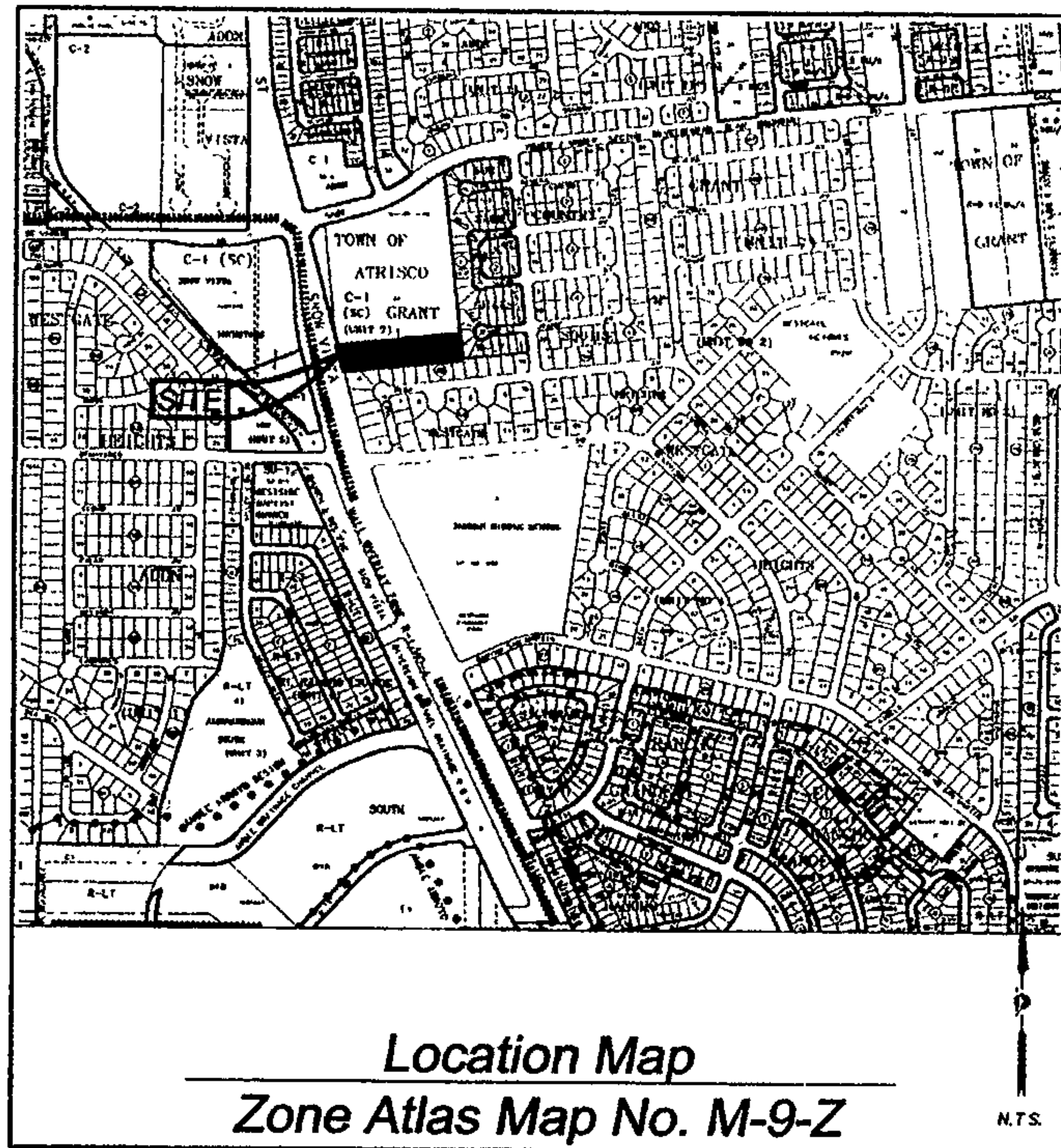
Andrey M. Fenera
(Applicant or Agent)

1/29/10
(Date)

I issued 1 signs for this application, 01/29/10
(Date)

Sandy Handley
(Staff Member)

DRB PROJECT NUMBER: 1003991



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 3.7442 ACRES±
 ZONE ATLAS INDEX NO: M-9-Z
 NO. OF TRACTS CREATED: 1
 NO. OF LOTS CREATED: 26
 MILES OF FULL-WIDTH STREETS CREATED: 0.0974
 DATE OF SURVEY: MARCH 2005, FIELD VERIFIED MAY 2006

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE PARCEL INTO ONE NEW TRACT AND 26 NEW LOTS, TO GRANT EASEMENTS TO DEDICATE RIGHT OF WAY AND VACATE EASEMENT

Notes:

- MISC. DATA: ZONING RL7
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927)
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2006303704

Easements

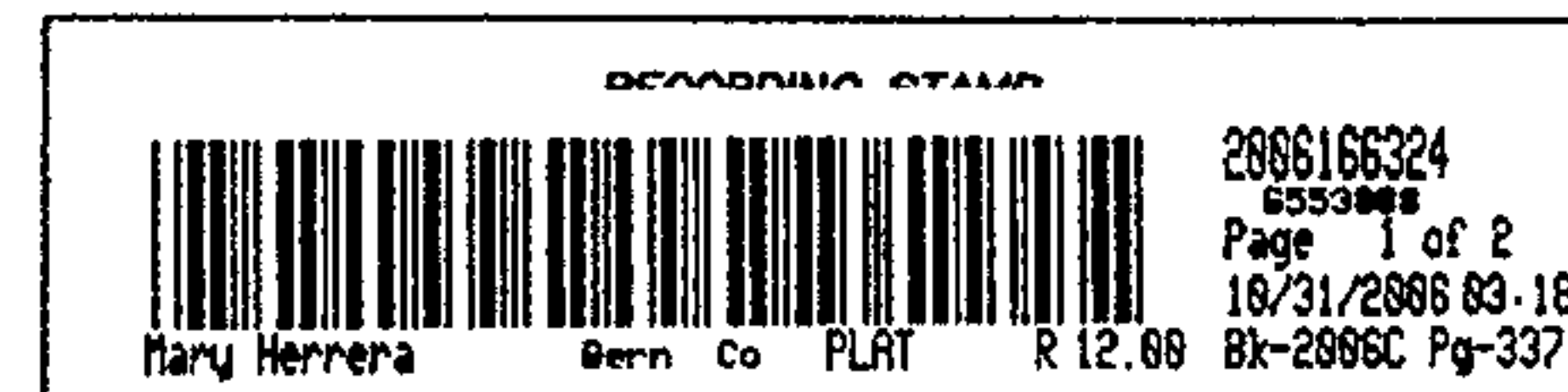
THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 - QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES
 - COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE CABLE TV SERVICE

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHEAR DOOR AND FIVE FEET (5') ON EACH SIDE

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.



Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO, PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF PARCEL A-1-C, TOWN OF ATRISCO GRANT, UNIT 7, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 24, 2005, IN MAP BOOK 2005C, PAGE 352, CONTAINING 3.7442 ACRES, MORE OR LESS, NOW COMPRISING TRACTS A AND B A AND B AND LOTS 1 THROUGH 26, INCLUSIVE, SAGE RANCH SUBDIVISION

Plat of
Sage Ranch
 Albuquerque, Bernalillo County, New Mexico
 July 2006

Project No. 1003991

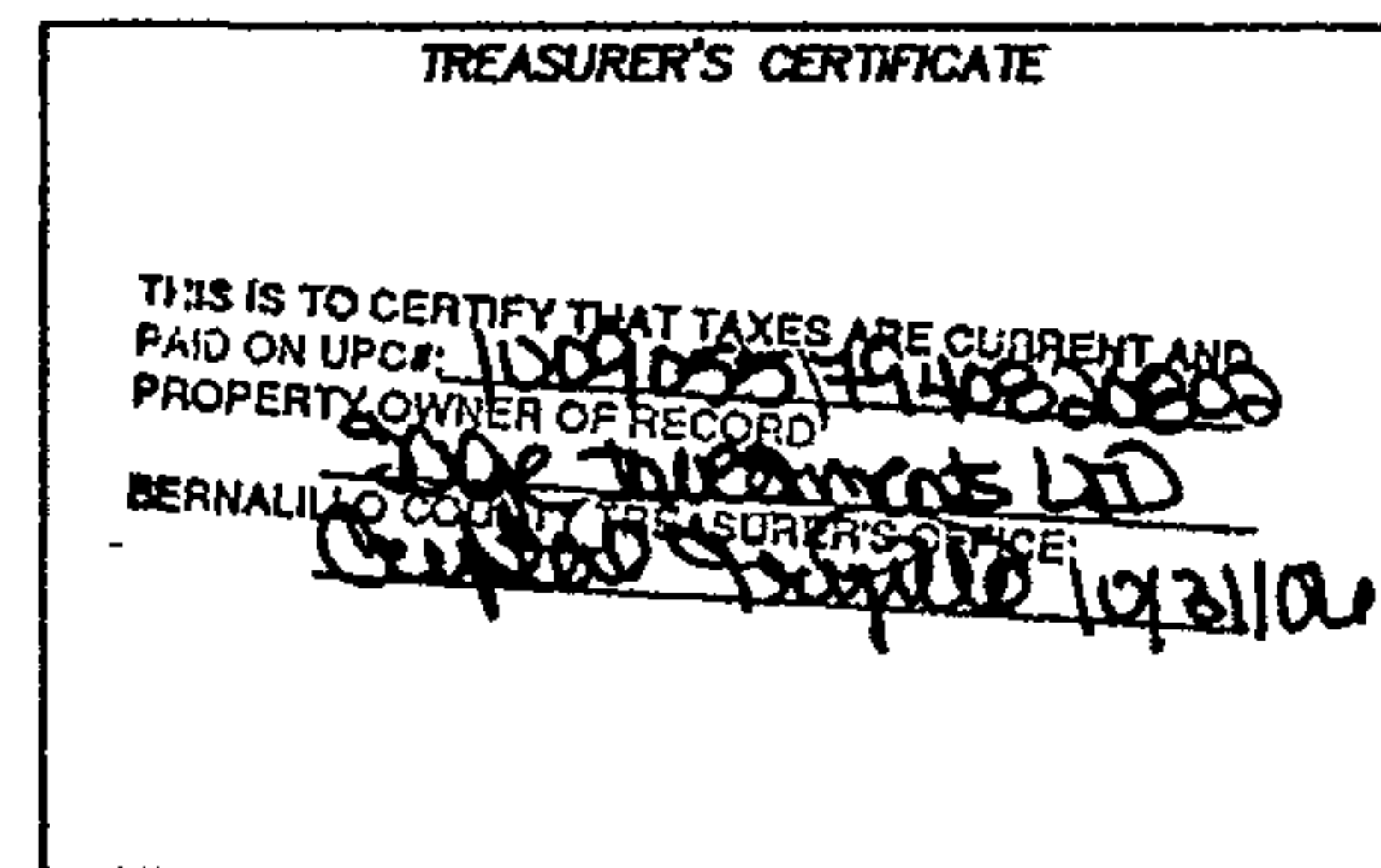
Application No. 06 DRB-01513

Utility Approvals

<i>Land N. Mante</i>	8-24-06
PNM ELECTRIC SERVICES	DATE
<i>Land N. Mante</i>	8-24-06
PNM GAS SERVICES	DATE
<i>R. Mante</i>	9/27/06
QWEST CORPORATION	DATE
<i>Tom Bilton</i>	9/14/06
COMCAST	DATE

City Approvals

<i>M. B. Hoot</i>	8/15/06
CITY SURVEYOR	DATE
<i>W. G. Bales</i>	10-25-06
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
<i>William G Bales</i>	10-31-06
WATER UTILITY DEPARTMENT	DATE
<i>Christina Sandoval</i>	10/25/06
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley A. Bingham</i>	10/25/06
AMAFCA	DATE
<i>Bradley A. Bingham</i>	10/25/06
CITY ENGINEER	DATE
<i>Andrew...</i>	10/2/06
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE STREET RIGHT OF WAY FOR SAGE RANCH COURT, S.W. SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS

J. R. Schneider 7/28/06
 JAY R. SCHNEIDER
 MANAGER
 FD SAGE MARKETPLACE, LLC.
 DATE

Acknowledgment

STATE OF ARIZONA) SS
 COUNTY OF MARICOPA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF JULY, 2006 BY
 JAY R. SCHNEIDER MANAGER, FD SAGE MARKETPLACE, LLC

Ramona Zapustas
 RAMONA ZAPUSTAS
 Notary Public, State of Arizona
 Maricopa County
 My Commission Expires
 February 03, 2009
 BY *Ramona Zapustas* MY COMMISSION EXPIRES

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 7/24/06
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Line Table

LINE	BEARING	DISTANCE
L1	S 08°00'33" E	6.00'
L2	N 08°01'49" W	6.00'

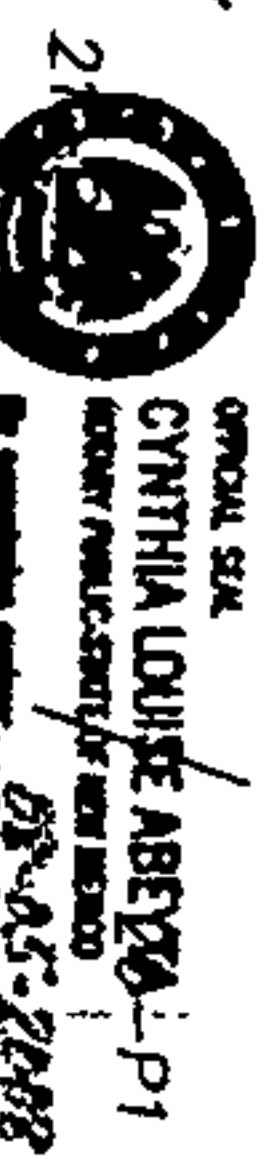
Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	46.61'	14.78'	17.89°	14.99'	14.99'	N 01°03'51" E
C2	48.03'	11.0'	0.51°	11.0'	11.0'	N 01°03'51" W
C3	28.00'	33.41'	71.41°	32.52'	32.52'	S 18°20'13" W
C4	10.00'	32.28'	14.93°	8.44'	8.44'	S 91°45'10" E
C5	46.00'	22.20'	4.93°	54.82'	54.82'	S 06°00'33" E
C6	46.00'	22.20'	4.93°	54.82'	54.82'	S 06°00'33" E
C7	46.00'	22.20'	4.93°	54.82'	54.82'	S 06°00'33" E
C8	46.00'	22.20'	4.93°	54.82'	54.82'	S 06°00'33" E
C9	46.00'	22.20'	4.93°	54.82'	54.82'	S 06°00'33" E
C10	46.00'	22.20'	4.93°	54.82'	54.82'	S 06°00'33" E
C11	46.00'	22.20'	4.93°	54.82'	54.82'	S 06°00'33" E
C12	46.00'	22.20'	4.93°	54.82'	54.82'	S 06°00'33" E
C13	10.00'	24.91'	16.07°	2.27'	2.27'	S 82°15'24" E
C14	10.00'	3.25'	1.90°	5.31'	5.31'	S 85°15'24" E
C15	10.00'	3.25'	1.90°	5.31'	5.31'	S 85°15'24" E
C16	15.50'	24.91'	16.07°	22.31'	22.31'	N 37°57'26" E

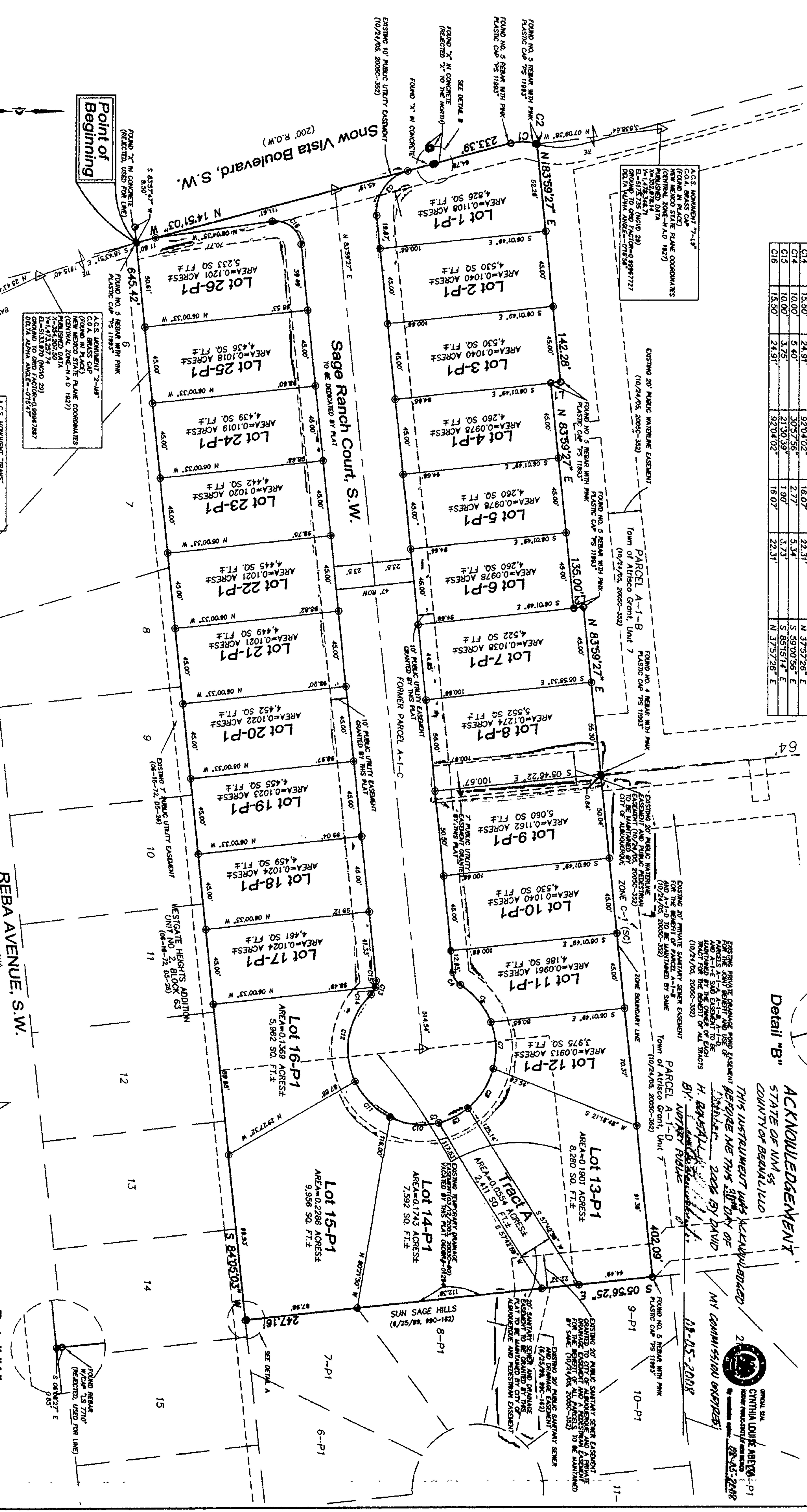
2899138324
 Page No. 2
 1824/2898 8318P
 HENRY HERRERA
 Surveyor No. R12 89 BR-2898 75-337

Plat of
Sage Ranch
 Albuquerque, Bernalillo County, New Mexico
 July 2006

ACKNOWLEDGEMENT
 STATE OF NM
 COUNTY OF BERNALILLO
 THIS INSTRUMENT WAS ACKNOWLEDGED
 BEFORE ME THIS 30th DAY OF
 JULY 2006 BY DAVID
 H. BERNALILLO
 BY: *[Signature]*
 11-05-2008
 MY COMMISSION EXPIRES



Detail "B"
 SAGE RANCH HOMEOWNERS ASSOCIATION
 DATE



Legend
 N 90°00'00" E RECORD BEARINGS AND DISTANCES
 O MATCH RECORDED BEARINGS AND DISTANCES
 N 90°00'00" E FOUND BEARING WITH C.P. AS NOTED
 T.S. 11983 SET THIS SURVEY
 ALMUDA CENTERLINE MONUMENT '75 11983" SET THIS SURVEY

PRECISION SURVEYS, INC.
 8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Sheet 2 of 2

**ASSIGNMENT AND AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS**

NAME OF PROJECT: Sage Ranch Subdivision
ORIGINAL SUBDIVIDER: FD Sage Marketplace LLC
NEW OWNER: Vuelo LLC

CITY PROJECT # 7697.82

THIS AMENDMENT is made this 14th day of Nov., 2007, by the City of Albuquerque, New Mexico ("City") and the (original subdivider:) FD Sage Marketplace LLC ("Assignor") and (new owner:) Vuelo LLC ("Assignee") a, (state type of business entity, for instance "New Mexico corporation," "general partnership", "joint venture" "individual," etc. :) A CORPORATION, whose address is 1200 Pennsylvania ^{NE ALBUQU.} and whose telephone number is 505 232-2800, is made in Albuquerque, New Mexico and is entered into as of the date of final execution on this Agreement.

WHEREAS, the Assignor was the developer/subdivider of the (Name of Project:) Sage Ranch Subdivision, City Project No: 769782; and

WHEREAS, the City and Assignor entered into an Agreement ("Original Agreement") on October 16, 2006, which was recorded on October 16, 2006 in the records of the Bernalillo County Clerk at Book A125, Pages 8171 through -----, wherein Assignor agreed to construct certain public and/or private Improvements described in Exhibit A, Required Infrastructure Listing; and

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

WHEREAS, Assignee will become the new owner of Sage Ranch Subdivision having acquired its interest by a Warranty Deed, which was recorded on Oct. 16 2006 in the records of the Bernalillo County Clerk at Book Misc. A125, pages 8172 through Doc# 2007145018

THEREFORE, the Assignor, Assignee and the City agree:

1. Assignment: Assignor hereby assigns to Assignee all of Assignor's right, title and interest in and to the original Agreement as amended. Assignee hereby accepts said assignment, and assumes the original Agreement as amended, and all of the duties and obligations of Assignor thereunder. All references in the Original Agreement as amended to the Assignor as "Developer" or "Subdivider" are deleted and the Assignee is substituted hereafter. Assignee agrees that the terms and conditions of the Original Agreement as amended which previously applied to Assignor are hereby ratified and confirmed by, and made applicable to Assignee.
2. Amend "Exhibit A", DRB N/A Infrastructure List dated N/A of the Original Agreement to include "Exhibit "A-1," DRB N/A Infrastructure List dated N/A.

Doc# 2007172940

12/28/2007 02:47 PM Page 1 of 4
ASSN R:\$15.00 M. Toulouse, Bernalillo County



2. Financial Guaranty: Section 2, Page 5-94, of the Original Sidewalk Deferral Agreement, specifically the information regarding the financial guaranty, is amended to read:

Type of Financial Guaranty: Letter of Credit
Amount: \$20,351.28
Name of Financial Institution or Surety providing Guaranty: High Desert State Bank
Date City first able to call Guaranty: August 6, 2008
(Construction Completion Deadline): August 6, 2008
If Guaranty other than a Bond, last day City able to call Guaranty is: October 6, 2008
Additional Information: Sidewalk Deferral

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

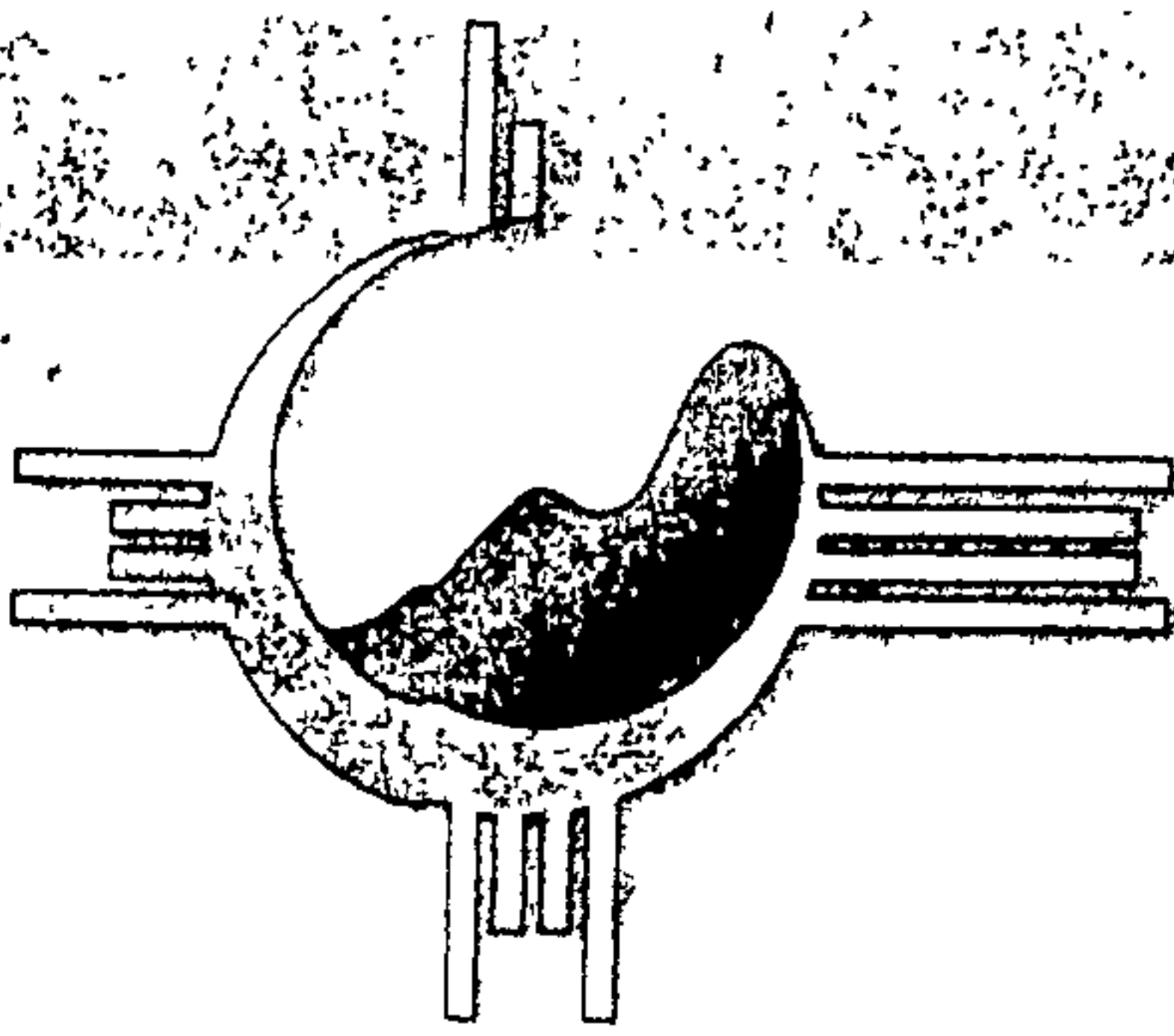
4. Entire Agreement: This Amendment contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

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

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

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

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



HIGH DESERT STATE BANK

Member FDIC

LETTER OF CREDIT

HIGH DESERT STATE BANK

December 17, 2007

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO.2007-1001
AMOUNT: \$20,351.28

Bruce J. Perlman, Ph.D.
Chief Administrative Officer
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Letter of Credit for Vuelo, LLC
City of Albuquerque Project No.: 769782
Project Name: Sage Ranch Subdivision

Dear Mr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of **VUELO, LLC, a New Mexico Limited Liability Company** ("Subdivider"), **HIGH DESERT STATE BANK** in Albuquerque, New Mexico, has established an Irrevocable Letter of Credit in the sum of Twenty Thousand Three Hundred Fifty-One dollars and 28/100 (\$20,351.28) ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires **VUELO, LLC**, to provide for the installation of the improvements which must be constructed at Sage Ranch Subdivision, Project No. 769782 ("Project"). The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the Agreement between the City of Albuquerque and Subdivider, which was recorded on October 16, 2006 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A125, at pages 8172, as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of Twenty Thousand Three Hundred Fifty-One dollars and 28/100 (\$20,351.28) is/are available at sight at **HIGH DESERT STATE BANK, Venture NE, Albuquerque, New Mexico** between August 6, 2008 and October 6, 2008.

Page 1 of 3

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

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between August 6, 2008 and October 6, 2008.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No.2007-1001 of **HIGH DESERT STATE BANK**, Albuquerque, New Mexico, dated December 17, 2007" and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

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

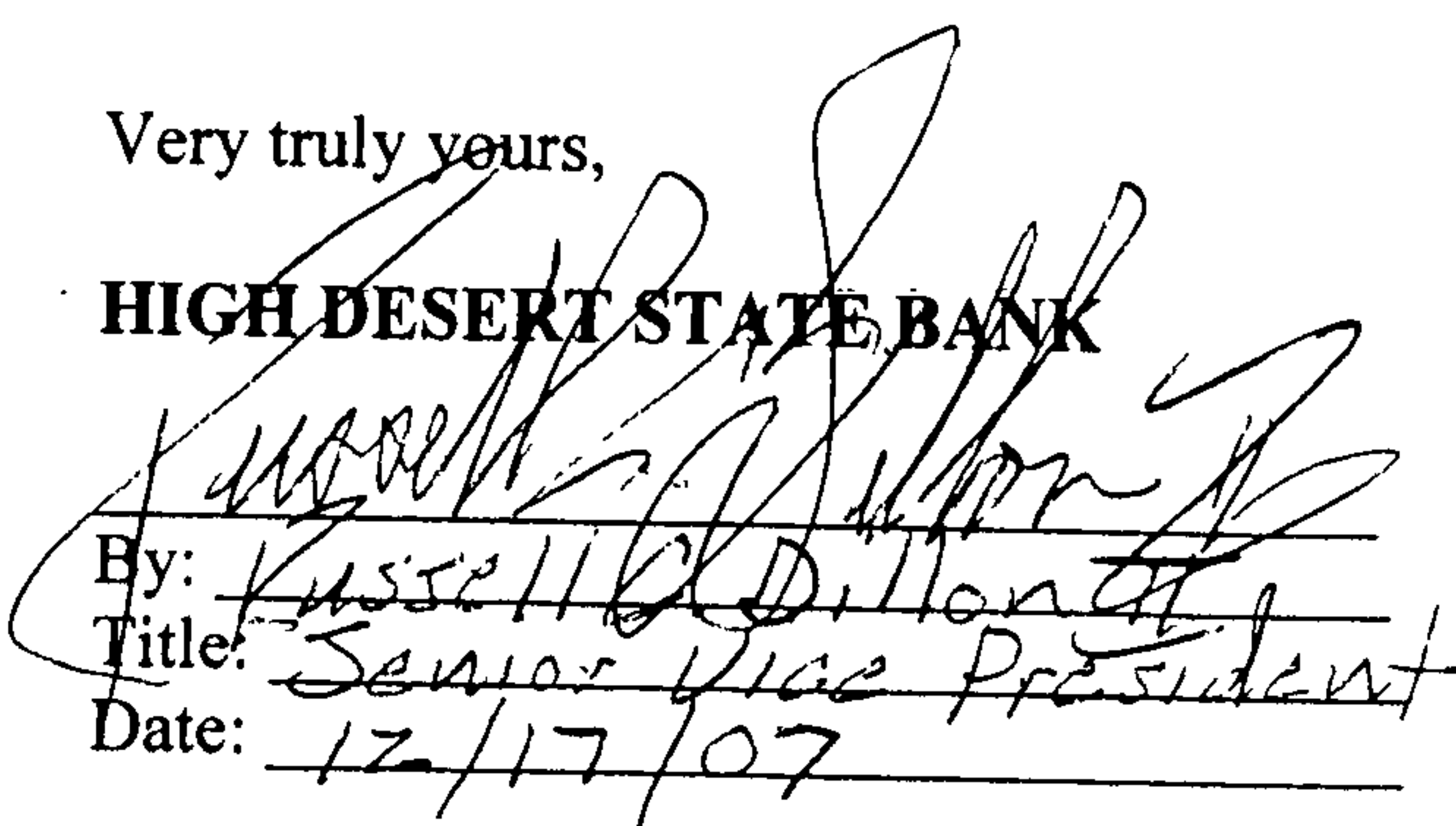
1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City's notification of **Vuelo LLC's** failure to comply with the terms of the Agreement, and payment by Certified Check from **HIGH DESERT STATE BANK** to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date October 6, 2008; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 5:00 o'clock p.m., New Mexico time, October 6, 2008.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

Very truly yours,

HIGH DESERT STATE BANK


By: Kasey Dillon
Title: Senior Vice President
Date: 12/17/07

ACCEPTED:

CITY OF ALBUQUERQUE

By: 

Bruce J. Perlman, Ph.D.

for Chief Administrative Officer

Date: 12-28-07



X:\PUBPROPSHARE\AGREKJC\letter of credit revised.doc
12/26/2007

15:00

**ASSIGNMENT AND AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS**

NAME OF PROJECT: Sage Ranch Subdivision
ORIGINAL SUBDIVIDER: FD Sage Marketplace LLC
NEW OWNER: Uuelo LLC

CITY PROJECT # 7697.82

THIS AMENDMENT is made this 14 day of Nov., 2007, by the City of Albuquerque, New Mexico ("City") and the (original subdivider:) FD Sage Marketplace LLC ("Assignor") and (new owner:) Uuelo LLC ("Assignee") a, (state type of business entity, for instance "New Mexico corporation," "general partnership", "joint venture", "individual," etc.): A CORPORATION, whose address is 1200 Pennsylvania ^{Alb. NM} and whose telephone number is 505-232-2845 is made in Albuquerque, New Mexico and is entered into as of the date of final execution on this Agreement.

WHEREAS, the Assignor was the developer/subdivider of the (Name of Project:) Sage Ranch Subdivision, City Project No: 769782; and

WHEREAS, the City and Assignor entered into an Agreement ("Original Agreement") on October 16, 2006, which was recorded on October 16, 2006 in the records of the Bernalillo County Clerk at Book A125, Pages 8171 through -----, wherein Assignor agreed to construct certain public and/or private Improvements described in Exhibit A, Required Infrastructure Listing; and

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

WHEREAS, Assignee will become the new owner of Sage Ranch Subdivision having acquired its interest by a Warranty Deed, which was recorded on Oct. 16, 2007 in the records of the Bernalillo County Clerk at Book Misc. N/A, pages N/A through DOC# 2007145618

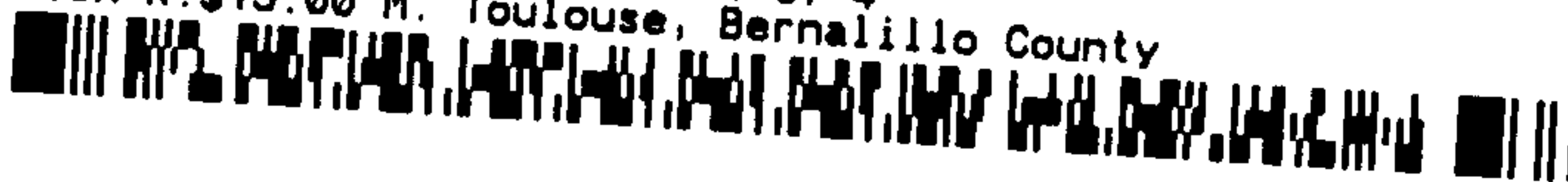
THEREFORE, the Assignor, Assignee and the City agree:

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

2. Amend "Exhibit A", DRB N/A Infrastructure List dated N/A of the Original Agreement to include "Exhibit "A-1," DRB N/A Infrastructure List dated N/A.

Doc# 2007172939

12/28/2007 02:47 PM Page: 1 of 4
ASSN R: \$15.00 M. Toulouse, Bernalillo County



3. Financial Guarantee: Section 5, Page 5-69, of the Original Agreement, specifically the information regarding the financial guarantee, is amended to read:

Type of Financial Guaranty: LETTER
AMOUNT: \$ 293,590.02

Name of Financial Institution or Surety providing Guaranty:
High Desert State Bank

Date City first able to call Guaranty: August 6, 2008
(Construction Completion Deadline): August 6, 2008
If Guaranty other than a Bond, last day City able to call Guaranty is:
October 6, 2008

Additional Information: Infrastructure Improvements

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

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

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

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

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

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

ASSIGNOR:

By (Signature): [Signature]
Name: Jay R. Schneider
Title: Authorized Agent
Dated: 12/14/07

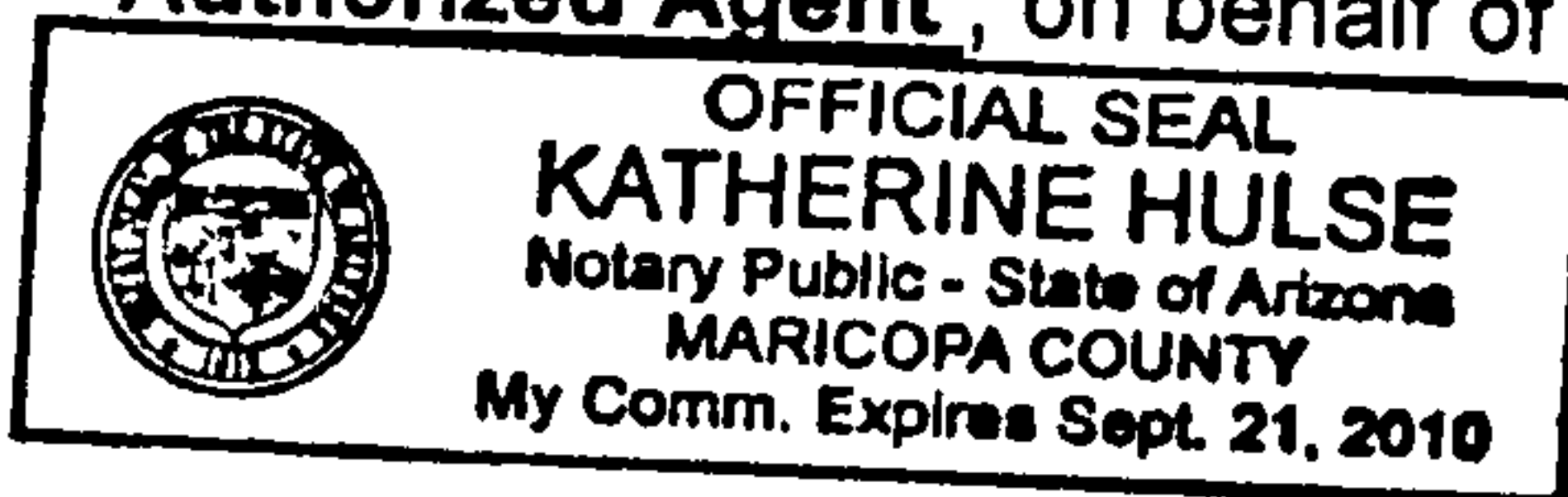
ASIGNEE: Vvelo, LLC

By (Signature): [Signature]
Name: Gordon Rowe
Title: Manager
Dated: 11/14/07

ASSIGNOR'S NOTARY

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

This instrument was acknowledged before me on December 14, 2007 by
(name of person:) Jay R. Schneider, (title or capacity, for instance, "President" or "Owner":)
Authorized Agent, on behalf of FD Sage Marketplace LLC.



[Signature]
Notary Public

My Commission Expires:

9/21/2010

ASSIGNEE'S NOTARY

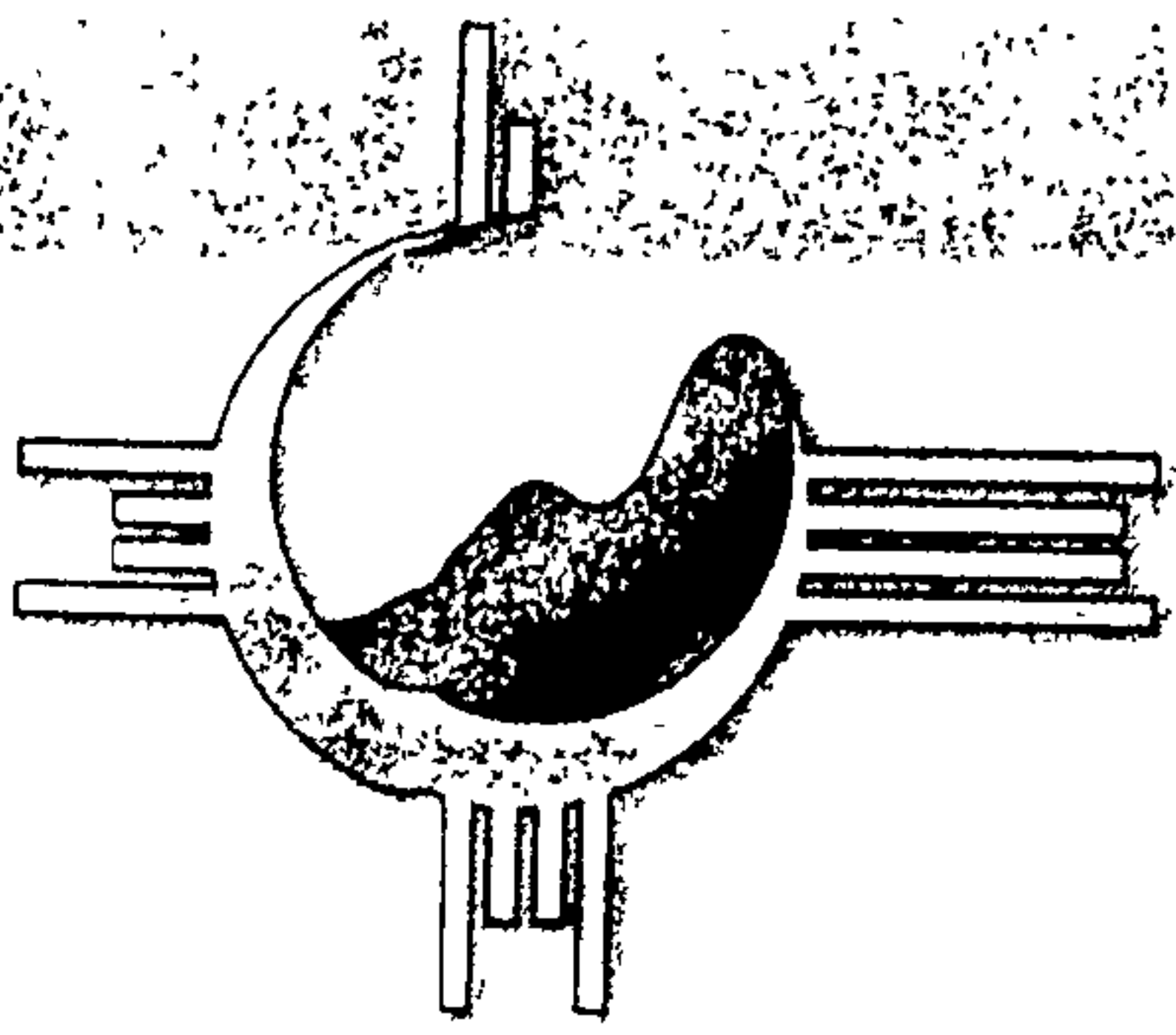
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 11-14-07, 2007 by
(name of person:) Gordon Rowe, (title or capacity, for instance, "President"
or "Owner":) Manager, on behalf of Vvelo LLC.

[Signature]
Notary Public

My Commission Expires:

10-01-09



HIGH DESERT STATE BANK

Member FDIC

LETTER OF CREDIT

HIGH DESERT STATE BANK

December 17, 2007

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO.2007-1002

AMOUNT: \$293,590.02

Bruce J. Perlman, Ph.D.
Chief Administrative Officer
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Letter of Credit for Vuelo, LLC
City of Albuquerque Project No.: 769782
Project Name: Sage Ranch Subdivision

Dear Mr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of **VUELO, LLC, a New Mexico Limited Liability Company** ("Subdivider"), **HIGH DESERT STATE BANK** in Albuquerque, New Mexico, has established an Irrevocable Letter of Credit in the sum of Two Hundred Ninety Three Thousand Five Hundred Ninety dollars and 02/100 (\$293,590.02) ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires **VUELO, LLC**, to provide for the installation of the improvements which must be constructed at Sage Ranch Subdivision, Project No. 769782 ("Project"). The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the Agreement between the City of Albuquerque and Subdivider, which was recorded on October 16, 2006 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A125, at pages 8171, as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of Two Hundred Ninety Three Thousand Five Hundred Ninety dollars and 02/100 (\$293,590.02) is/are available at sight at **HIGH DESERT STATE BANK, Venture NE, Albuquerque, New Mexico** between August 6, 2008 and October 6, 2008.

Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between August 6, 2008 and October 6, 2008.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No.2007-1002 of **HIGH DESERT STATE BANK**, Albuquerque, New Mexico, dated December 17, 2007" and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

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

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City's notification of **Vuelo LLC's** failure to comply with the terms of the Agreement, and payment by Certified Check from **HIGH DESERT STATE BANK** to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date October 6, 2008; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 5:00 o'clock p.m., New Mexico time, October 6, 2008.

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

Very truly yours,

HIGH DESERT STATE BANK

By: Kusselle Dillon

Title: Senior Vice President

Date: 12-17-07

ACCEPTED:

CITY OF ALBUQUERQUE

By: 

Bruce J. Perlman, Ph.D.

Chief Administrative Officer

Date: 12-28-07

kye 12/28/07

X:\PUBPROP\SHARE\AGREKJC\letter of credit revised.doc
1/2/26/2007

46
46
46
46

FIGURE 18
1st EXTENSION AGREEMENT

PROJECT NO. 769782

This Agreement made this day of ^{31st} August, 2007, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and [name of developer/subdivider:] FD Sage Marketplace LLC ("Developer"), whose address is 6263 N. Scottsdale Road, Suite 160, Scottsdale, AZ 85250 and whose telephone number is 480-315-9600, is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 16 TH day of October, 2006, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on October 16, 2006 at Book Misc. A125, pages 8171 through --, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the day of August 6, 2007; and

WHEREAS, the Earlier Agreement was amended by an 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 Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

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

WHEREAS, the Developer is able to provide the required financial guaranty:

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

1. The required completion date for construction of the improvements, as set forth in paragraph A of the Earlier Agreement, is extended [Complete either A or B:]

A. for all improvements, the 6 th day of August, 2008.

B. on portions of the improvements as follows:

IMPROVEMENTS
INFRASTRUCTURE

COMPLETION DATE

Doc# 2007113519

08/06/2007 01:37 PM Page: 1 of 3
AGRE R:\$13.00 M. Toulouse, Bernalillo County



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

Type of Financial Guaranty: Letter of Credit # 926660-102
Amount: \$ 293,590.02
Name of Financial Institution or Surety providing Guaranty:
MidFirst Bank
Date City first able to call Guaranty: August 6, 2008
[Construction Completion Deadline]: August 6, 2008
If Guarantee other than a Bond, last day City able to call on Guaranty is:
October 6, 2008

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 guarantee for the benefit of the City.

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

SUBDIVIDER:

CITY OF ALBUQUERQUE

By [Signature]: J. R. Scheider
Name: Jay R. Scheider
Title: Authorized Agent
Dated: 7/19/07

Approved by: [Signature]
Dated: 8-03-07

[Signature]
8-1-07

FINANCIAL GUARANTY AMOUNT

09/27/2006

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

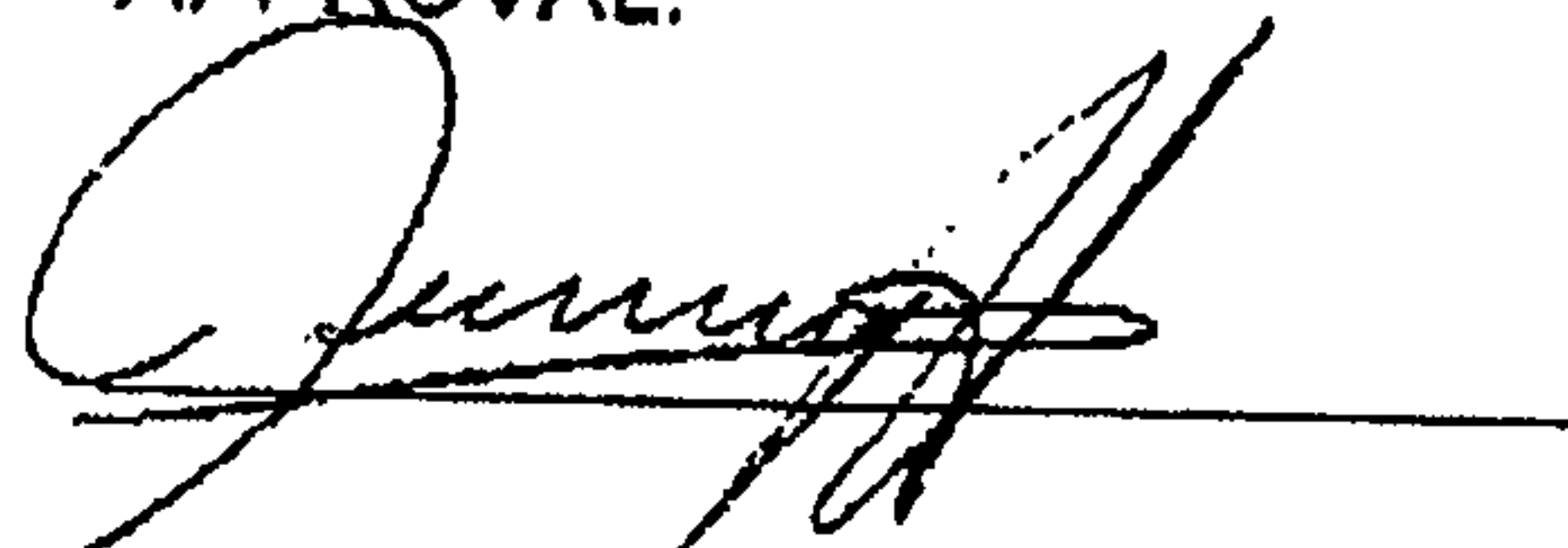
Project Description:

Project ID #: 769782, Sage Ranch Subdivision, Phase/Unit #: 1

Requested By: Ron Bohannon w/ Tierra West

Approved estimate amount:		\$183,963.92
Contingency Amount:	10.00%	\$18,396.39
Subtotal:		\$202,360.31
NMGRT	6.875%	\$13,912.27
Subtotal:		\$216,272.58
Engineering Fee	6.60%	\$14,273.99
Testing Fee	2.00%	\$4,325.45
Subtotal:		\$234,872.02
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$293,590.02</u>

APPROVAL:



DATE:

9-27-06

Notes: 10% contingency plans not approved. Engineer's certification required prior to release of FG.

**FIGURE 18
1st EXTENSION AGREEMENT
SIDEWALK DEFERRAL**

PROJECT NO. 769782

This Agreement made this ^{3rd} day of August, 20 07, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and [name of developer/subdivider:] FD Sage Marketplace LLC ("Developer"), whose address is 6263 N. Scottsdale Road, Suite 160, Scottsdale, AZ 85250 and whose telephone number is 480-315-9600, is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 16th day of October, 2006, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on October 16, 2006 at Book Misc. A125, pages 8172 through ---, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the day of August 6, 20 07; and

WHEREAS, the Earlier Agreement was amended by an 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 Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

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

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

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

1. The required completion date for construction of the improvements, as set forth in paragraph A of the Earlier Agreement, is extended [Complete either A or B:]

- A. for all improvements, the 6th day of August, 2008.
- B. on portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
<u>SIDEWALK DEFERRAL</u>	<u>---</u>
<u>---</u>	<u>---</u>
<u>---</u>	<u>---</u>

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


Type of Financial Guaranty: LETTER OF CREDIT # 926660-103
 Amount: \$ 20,351.28
 Name of Financial Institution or Surety providing Guaranty:
MidFirst Bank
 Date City first able to call Guaranty: August 6, 2008
 [Construction Completion Deadline]: August 6, 2008
 If Guarantee other than a Bond, last day City able to call on Guaranty is:
October 6, 2008


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 guarantee for the benefit of the City.

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

SUBDIVIDER:

CITY OF ALBUQUERQUE

By [Signature]: 
 Name: Jay R. Schneider
 Title: Authorized Agent
 Dated: 7/19/07

Approved by: 
 Dated: 8-03-07

by elz/07 ms
8-1-07

FINANCIAL GUARANTY AMOUNT

09/27/2006

Type of Estimate: Sidewalk Deferral

Project Description:

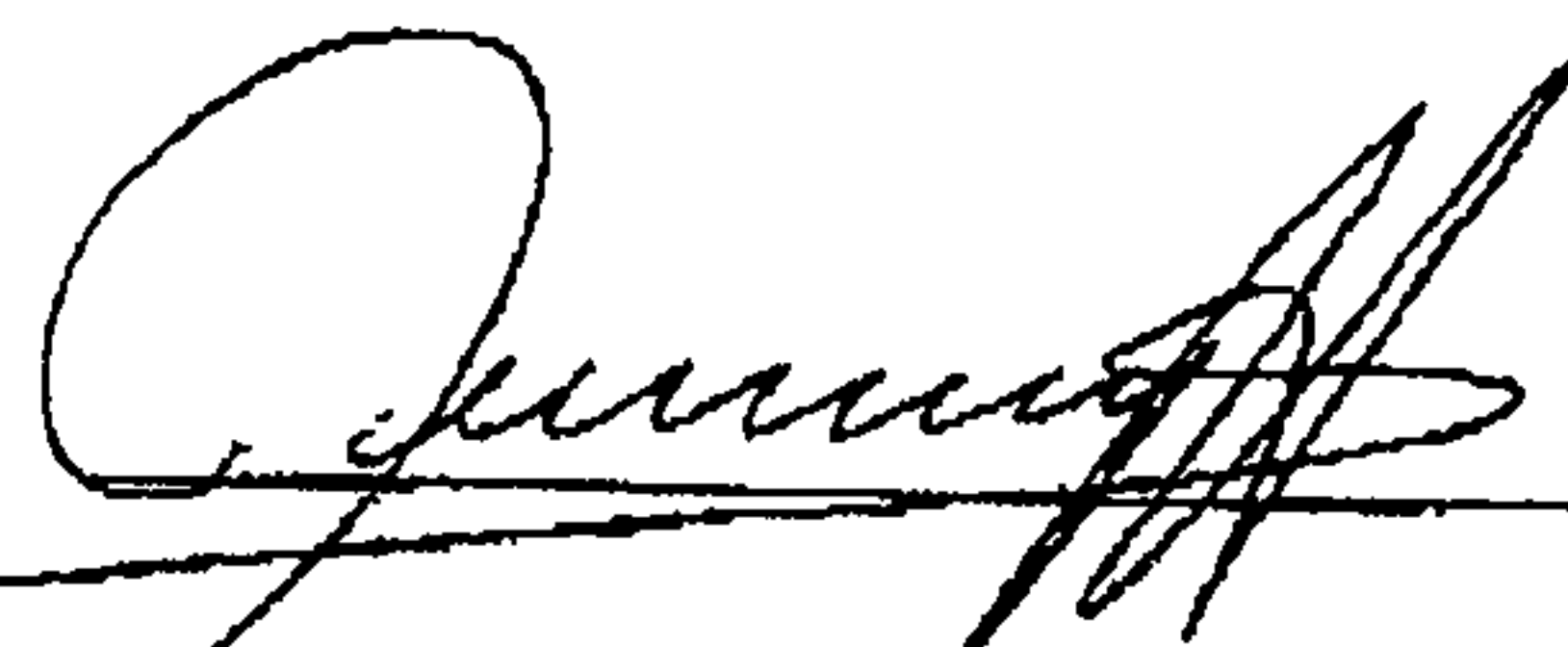
Project ID #: 769782, Sage Ranch Subdivision, Phase/Unit #: 1

Requested By: Ron Bohannon, Tierra West

Approved estimate amount:		\$15,233.70
NMGRT	6.875%	\$1,047.32
Subtotal:		\$16,281.02
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		\$20,351.28

APPROVAL:

DATE:



 Notes:

9-27-06

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 769782

THIS AGREEMENT is made this 16th day of October, 2006, 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 FD Sage Marketplace LLC ("Developer"), whose address is 6263 N. Scottsdale Road, Suite 160, Scottsdale, AZ 85250 and whose telephone number is 480-315-9600, a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Limited Liability Corporation is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as [existing legal description] Tract A-1-C, Town of Atrisco Grant, Unit 7 (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved the Developer's development plans and [state "preliminary" or "final":] Preliminary Plat, to be identified as [state name of plat:] Sage Ranch Subdivision; and

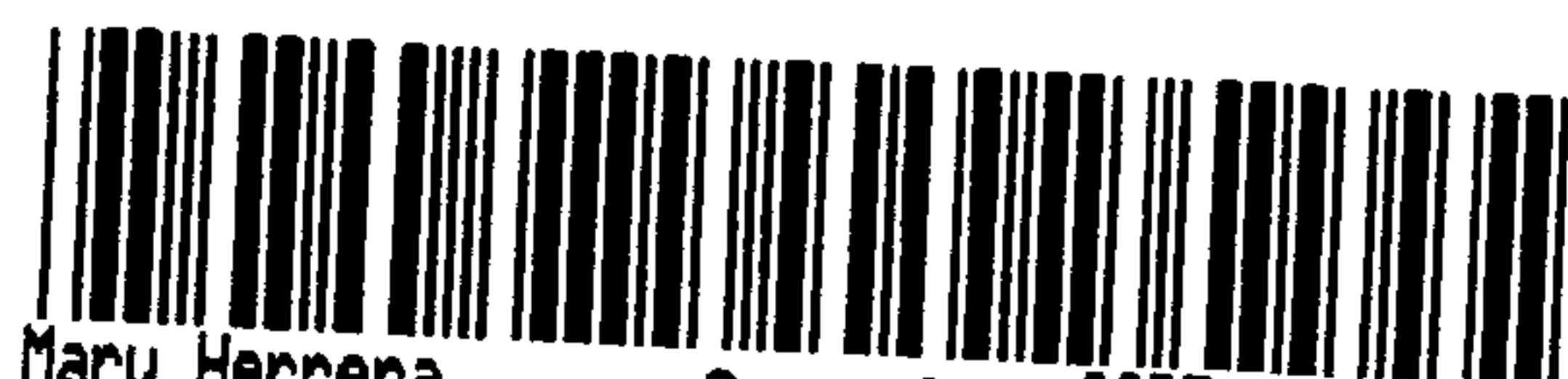
WHEREAS, Developer requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

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

WHEREAS, the Developer must execute and deliver to the City an agreement and an acceptable financial guaranty to provide funds for constructing the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Subdivision agree:

1.A Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by August 6, 2007 ("Sidewalk Construction Deadline").



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

2. Financial Guarantee. Developer may provide a financial guarantee in an amount of not less than 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guarantee must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a federally insured financial institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements ("Financial Guarantee"). The City must be able to call the financial guarantee at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. After the Sidewalk Construction Deadline to meet Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

Type of Financial Guarantee: Letter of Credit # 926660-103
Amount: \$20,351.28
Name of Financial Institution or Surety providing Guarantee:
MidFirst Bank
Date City first able to Call Guarantee [Construction Completion Deadline]:
August 6, 2007
If Guarantee other than a Bond, last day City able to call Guarantee is:
October 6, 2007
Additional information: SIDEWALK DEFERRAL

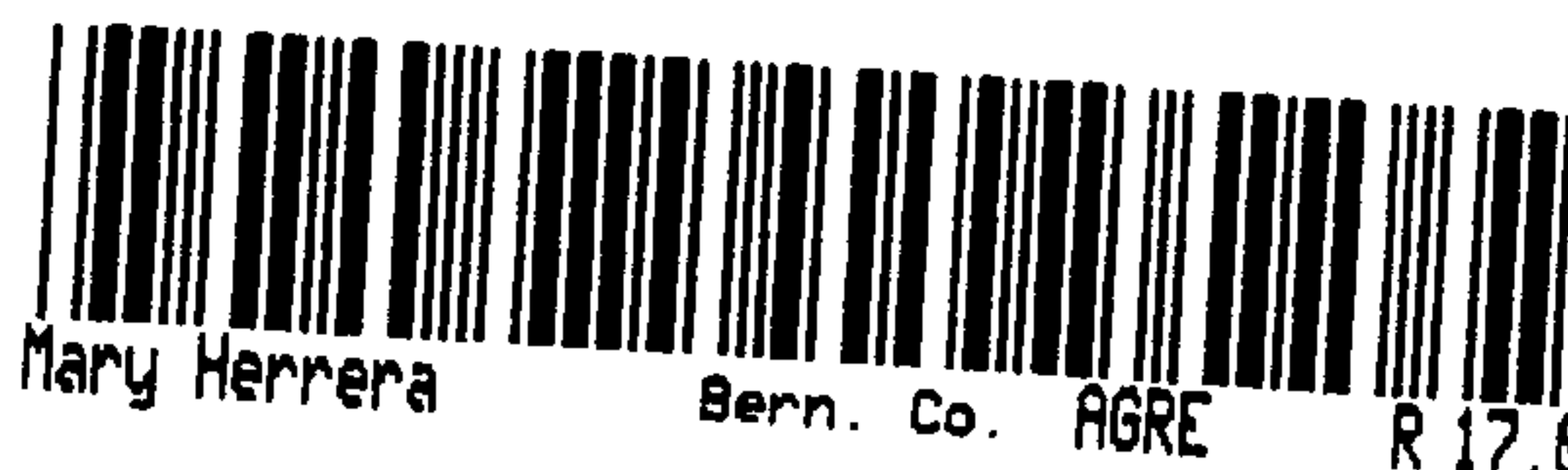
3. Completion, Acceptance and Release. The Developer shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and Sidewalk Deferral Agreement.

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



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Page: 2 of 5
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5. Indemnification. Until the sidewalks are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the sidewalks are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from and against all suits, actions or claims of any kind brought because of any injury or damage arising out of the design or construction of the sidewalks, or by reason of any act, omission or misconduct of the Developer, its agents and employees, or the Developer's engineer or contractor or their agents or employees, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.
6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.
7. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has entered into a sidewalk improvements agreement with the City. Thereafter, when the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.
8. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of any Financial Guaranty, the Developer shall be liable to, and shall pay the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.
9. Binding on Developer's Property. The provisions of this Agreement constitute covenants running with Developer's Subdivision for the benefit of the City and its successors and assigns until terminated, and are binding on the Developer and its heirs, successors and assigns.



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Page: 3 of 5
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10. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

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

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

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

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

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

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

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

DEVELOPER:

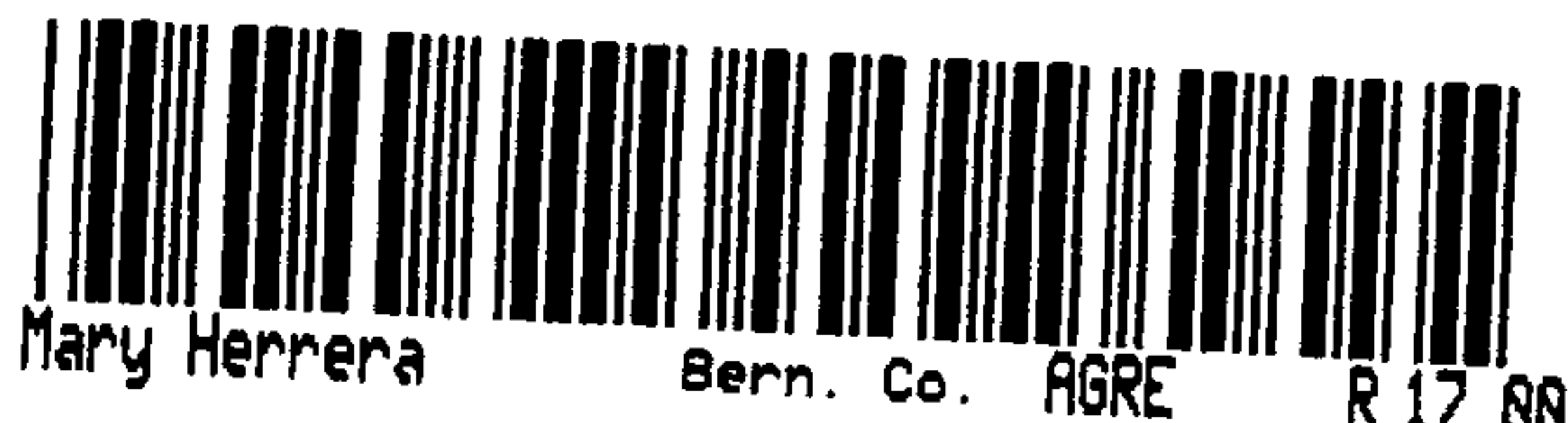
CITY OF ALBUQUERQUE

By: [Signature]
Name: Jay R. Schneider
Title: Manager, Authorized Agent
Dated: 10/3/06

[Signature]
City Engineer
Dated: 10-16-06

[Handwritten initials]

10-12-06



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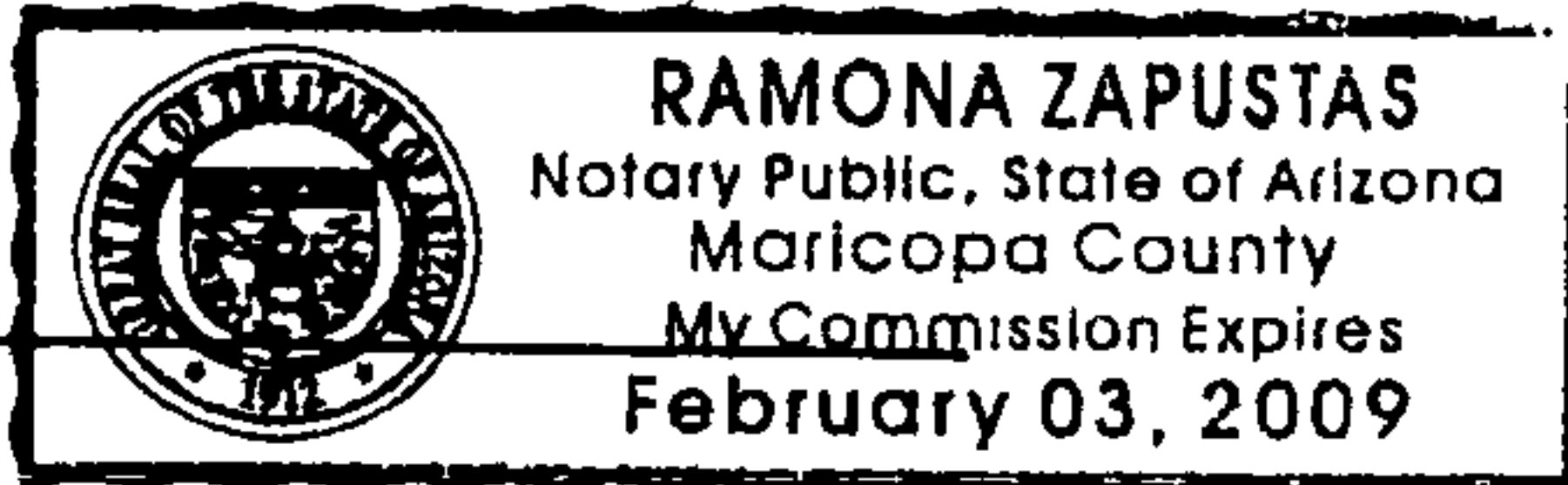
Developer's NOTARY

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me on this 3 day of October 2006 by [name of person:] Jay R. Schneider, [title or capacity, for instance, "President" or "Owner":] Manager, of [Developer:] FD Sage Marketplace LLC.
Authorized Agent

[Handwritten Signature]
Notary Public

My Commission Expires:



CITY'S NOTARY

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

The foregoing instrument was acknowledged before me on this 16th day of October, 2006 by Richard Saavedra, City Engineer, Planning Director, Public Works Department, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Handwritten Signature: Richard Saavedra]
Notary Public

My Commission Expires:

11-25-2007

EXHIBIT A ATTACHED





EXHIBIT A''

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 13, 2006

- 3. Project # 1003991**
06DRB-01206 Major-Preliminary Plat Approval
06DRB-01207 Major-Vacation of Public Easements
06DRB-01208 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-1-C, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **SAGE RANCH SUBDIVISION**) zoned R-LT residential zone, located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 4 acre(s). [REF: 05DRB-01293, 05DRB-01294, 06DRB-00437] (M-9)

At the September 13, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 9/13/06 and approval of the grading plan engineer stamp dated 9/12/06 the preliminary plat was approved with the following conditions of final plat approval:

A 6-foot public pedestrian sidewalk easement shall be added to Tract A.

Approval of the perimeter wall design is required.

All lots shall have a P-1 designation.

If the final plat is approved after October 31, 2006, the subdivider must comply with City Council Resolution R-06-74 regarding Pre-development Facility Fee Agreements with the Albuquerque Public Schools (APS).

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.



OFFICIAL NOTICE OF DECISION

PAGE 2

CONDITIONS:

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

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by September 28, 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: Frontera Development Inc., 6263 N Scottsdale Rd, Suite 160, Scottsdale, AZ 85250

Tierra West LLC, 5571 Midway Park PI NE, 87109

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

MANAGEMENT AUTHORIZATION

The undersigned, being all of the members of FD Sage Marketplace, LLC, an Arizona limited liability company (the "Company"), represent, warrant, and covenant that:

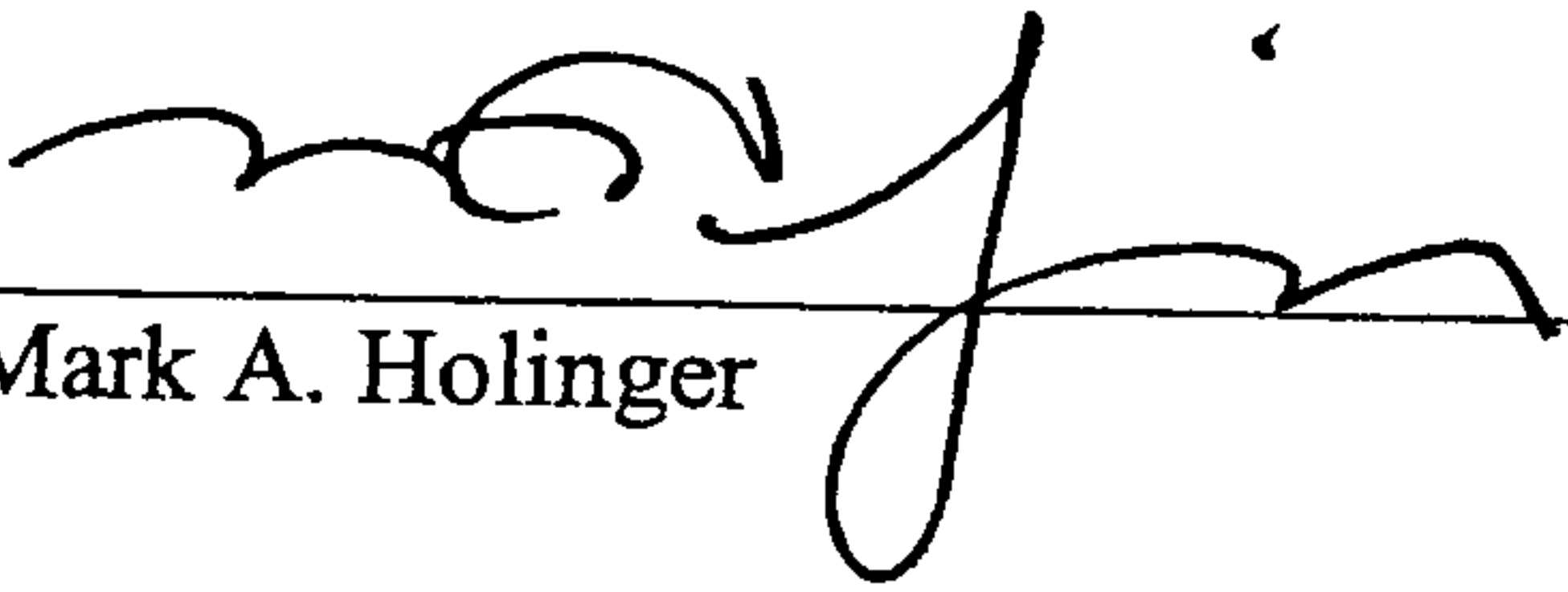
1. The Company is a limited liability company, formed and existing under the law of the state of Arizona.
2. Any person, when dealing with any one of the Authorized Agents named below, and authorized to act for the Company, (a) shall be entitled to accept the representations of the Authorized Agent, acting alone, that the purpose of exercising the authority herein given is within scope of the business of the Company; (b) shall be under no obligation to make any inquiries in order to verify or confirm the Authorized Agent's authority; and (c) shall in no way be responsible for any of the acts taken by the Authorized Agent by virtue of the authority herein given.
3. JAY R. SCHNEIDER (hereafter "Authorized Agent") is authorized, empowered and directed to take all action on behalf of the Company that may be necessary or required in the pursuance of the purposes and powers of and the management of the Company. The Authorized Agent is granted without limitation, the right, power and authority to:
 - a. Execute such documents as the Authorized Agent may deem necessary or desirable for Company purpose, including but not limited to contracts, deeds, conveyances, documents concerning loans and including documents concerning Company bank accounts and other Company assets and activities;
4. The authority herein confirmed shall be retroactive and any and all acts authorized hereunder performed prior to the date hereof are hereby approved and ratified.
5. This Authorization shall remain in full force and effect until revoked and until any person acting in reliance hereof shall actually receive written notice of its revocation and discontinuance.
6. The undersigned hereby certify that they are all of the Members of the Company.

IN WITNESS WHEREOF this instrument is hereby executed this 29th day of September, 2006

FD Sage Marketplace, LLC

By: 
Jay R. Schneider, Manager, Authorized Agent

Members:

By: 
Mark A. Holinger

By: 
Stephen J. Lenz

FINANCIAL GUARANTY AMOUNT

09/27/2006

Type of Estimate: Sidewalk Deferral

Project Description:

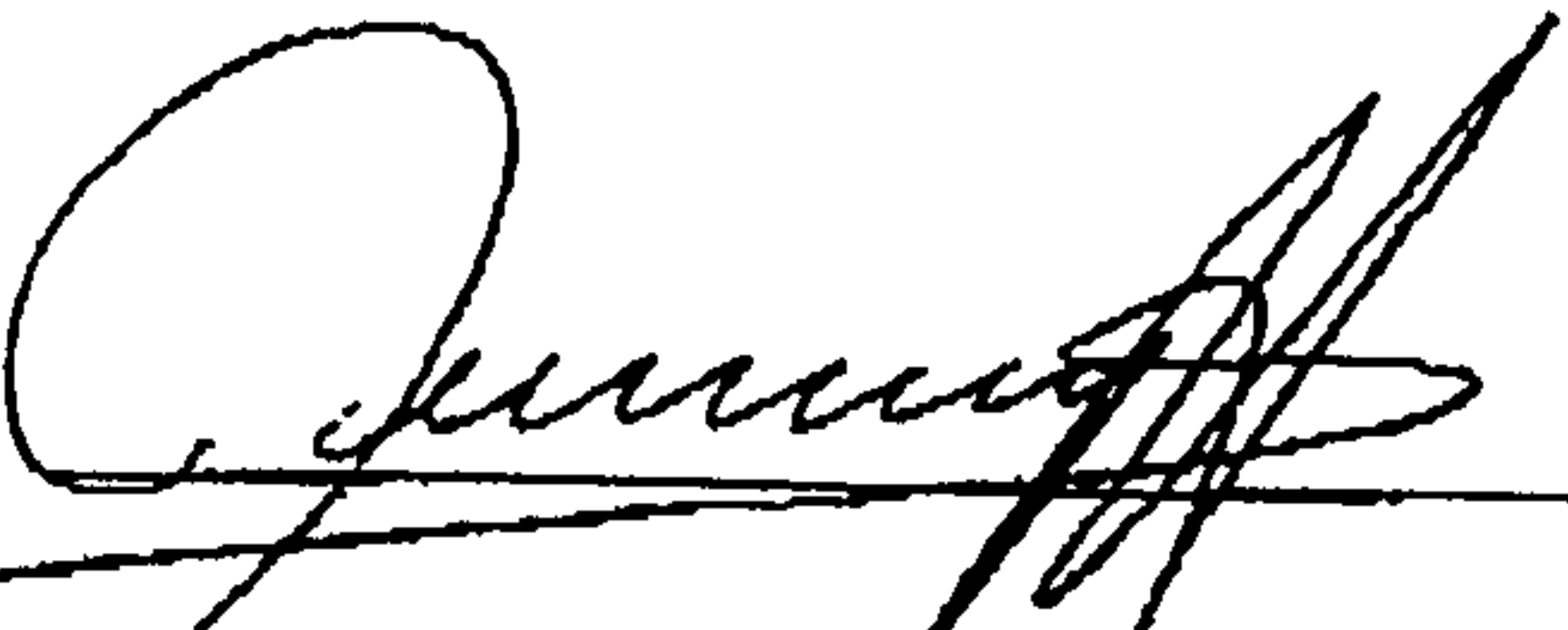
Project ID #: 769782, Sage Ranch Subdivision, Phase/Unit #: 1

Requested By: Ron Bohannon, Tierra West

Approved estimate amount:		\$15,233.70
NMGRT	6.875%	\$1,047.32
Subtotal:		\$16,281.02
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		\$20,351.28

APPROVAL:

DATE:



 Notes:

9-27-06



October 10, 2006

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 926660-103
AMOUNT: \$20,351.28

Mr. Bruce Perlman
Chief Administrative Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Letter of Credit for **FD Sage Marketplace, LLC**
City of Albuquerque Project No.: **769782**
Project Name: **Sage Ranch Subdivision, Phase/Unit #1**

Dear Mr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of **FD Sage Marketplace, LLC, MidFirst Bank** in **Phoenix, AZ**, has established an Irrevocable Letter of Credit in the sum of **Twenty thousand, three hundred and fifty one dollars, and twenty eight cents, (\$20,351.28)** for the exclusive purpose of providing the financial guarantee which the City requires, **FD Sage Marketplace, LLC** ("Subdivider") to provide for the installation of the improvements, which must be constructed at **Sage Ranch Subdivision, Phase/Unit #1**, Project No. **769782**. The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance.

The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 10/16, 2006 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A125, at pages 817a to 817a, as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of **Twenty thousand, three hundred and fifty one dollars, and twenty eight cents, (\$20,351.28)** is/are available at sight at **MidFirst Bank, (2575 E. Camelback Road, Suite 450, Phoenix, AZ 85016)** between **August 6th, 2007** and **October 6th, 2007**.

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

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between **August 6th, 2007** and **October 6th, 2007**.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 926660-103 of **MidFirst Bank, 2575 E. Camelback Road, Suite 450, Phoenix, AZ 85016**, dated, _____,



2006 and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft, which exhausts this credit.

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

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of FD Sage Marketplace, LLC failure to comply with the terms of the Agreement, and payment by Certified Check from MidFirst Bank to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date October 6th, 2007; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at Five o'clock PM, New Mexico time, October 6th, 2007.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (Revision), International Chamber of Commerce Publication.

Very truly yours,

MIDFIRST BANK, a federally chartered savings association

By: [Signature]
L Randall Peck

By: [Signature]
Alan Kraft

Title: Senior Vice President

Title: Executive Vice President

ACCEPTED:

CITY OF ALBUQUERQUE

By: [Signature]
Chief Administrative Officer

Dated: 10-16-06

Use 10/16/06

10-12-06



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 16th day of October, 2006, 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 **FD Sage Marketplace LLC**, ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] **Limited Liability Company**, whose address is **6263 N. Scottsdale Road, Suite 160, Scottsdale, AZ 85250** and whose telephone number is **480-315-9600**, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. **Recital**. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] **Parcel A-1-C, Town of Atrisco Grant, Unit 7**, recorded on **October 24, 2005** in the records of the Bernalillo County Clerk at Book **2005C**, Folio **352** (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:] **FD Sage Marketplace LLC**, ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as **Sage Ranch Subdivision** describing Subdivider's Property.

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

2. **Improvements and Construction Deadline**. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the **6th** day of **August**, 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. **769782**.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board (DRB), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for



the extension.

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's. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

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

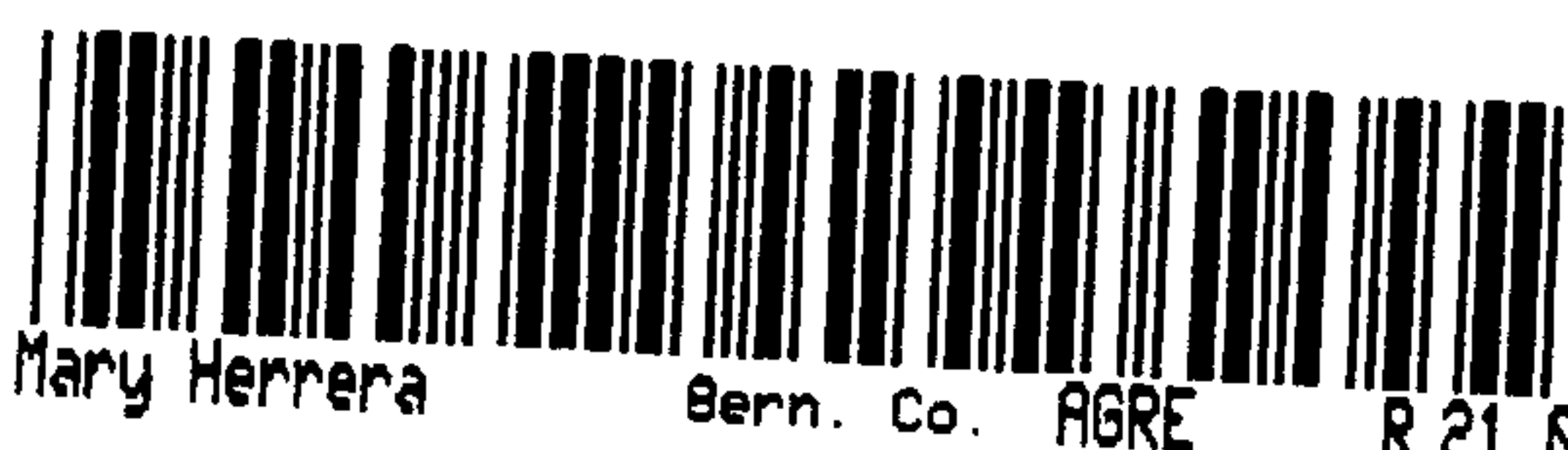
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation & Sidewalk Fees</u>	<u>As required per City-approved estimate</u>
<u>Street Restoration Fees</u>	<u>As required per City-approved estimate (Fig. 7)</u>

(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 Precision Surveys, and construction surveying of the Private Improvements shall be performed by Precision Surveys. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

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



performed by the City

C. Field Testing. Field-testing of the construction of the Public Improvements shall be performed by Terracon, and field testing of the Private Improvements shall be performed by Terracon, 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 the 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 Guarantee:"

Type of Financial Guaranty: Letter of Credit # 926660-102

Amount: \$ 293,590.02

Name of Financial Institution or Surety providing Guaranty: _____

MidFirst Bank

Date City first able to call Guaranty: August 6, 2007

[Construction Completion Deadline]: August 6, 2007

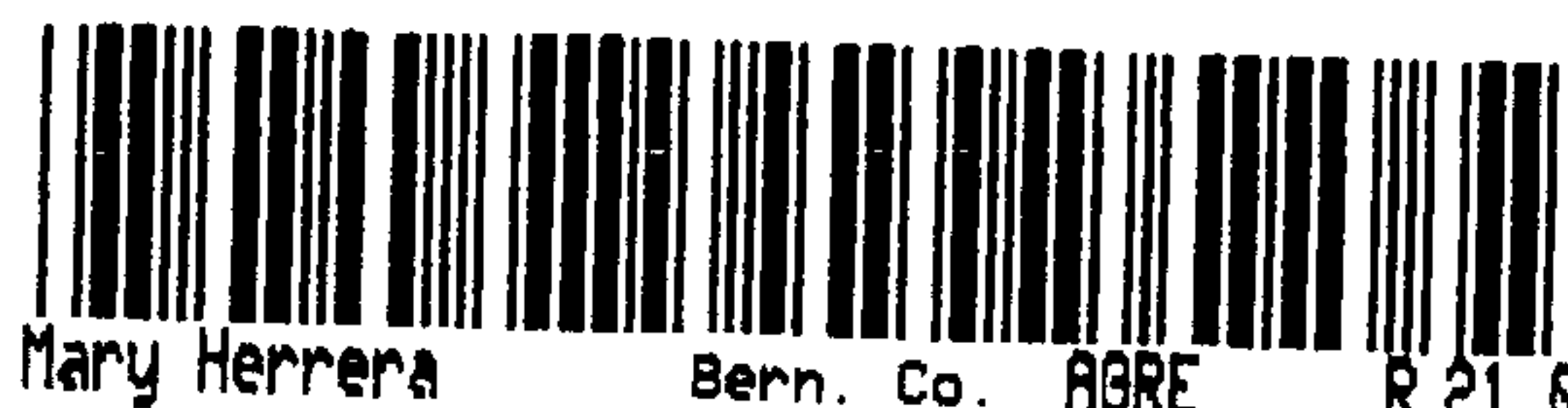
If Guarantee other than a Bond, last day City able to call on Guaranty is:

October 6, 2007

Additional information: Infrastructure

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

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



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

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

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

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be freestanding, 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 posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

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 the Financial Guaranty.

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

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

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

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

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

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

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



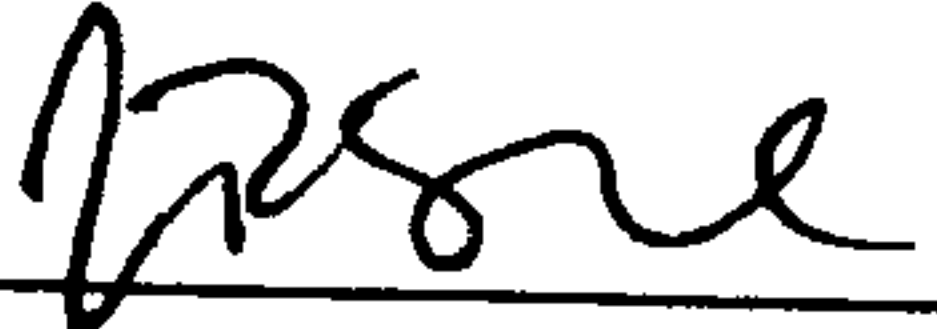
unless initialed by the Subdivider and signed by the City's Legal Department on this form.

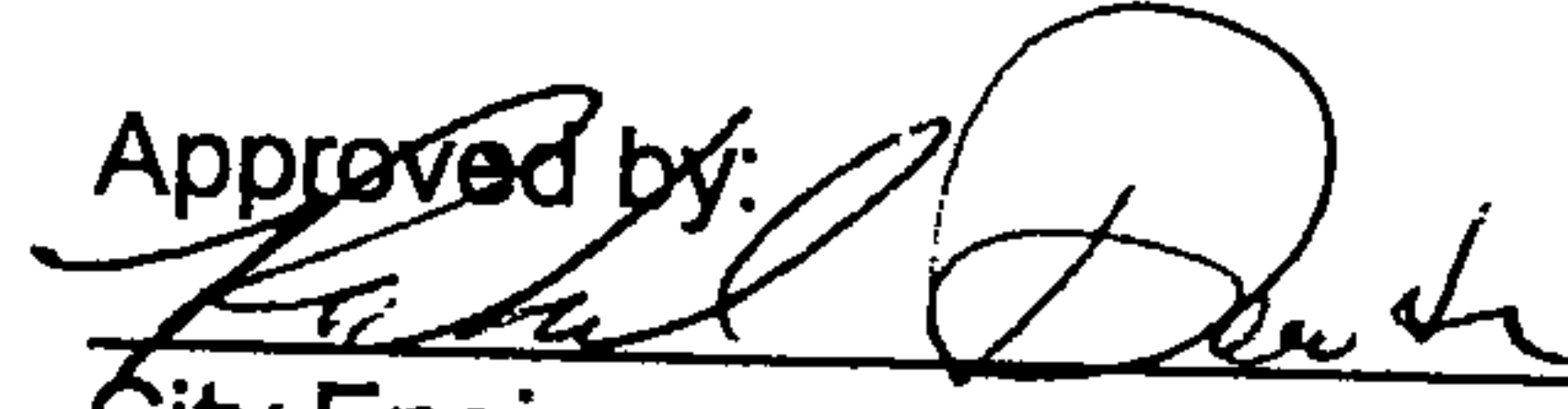
21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

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

SUBDIVIDER:

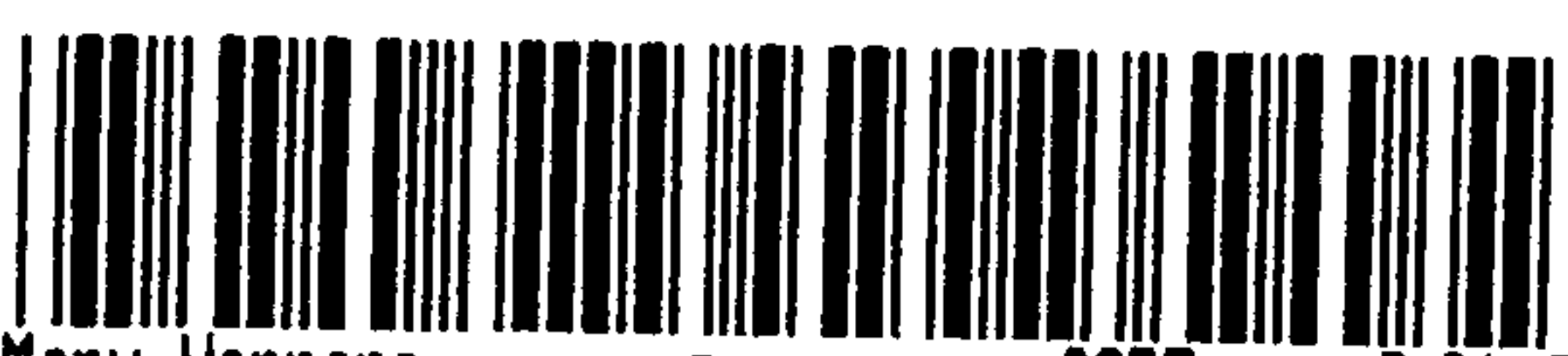
CITY OF ALBUQUERQUE

By [Signature]: 
Name: Jay R. Schneider
Title: Manager, Authorized Agent
Dated: 10/3/06

Approved by: 
City Engineer
Dated: 10-16-06

WJL 10/16/06

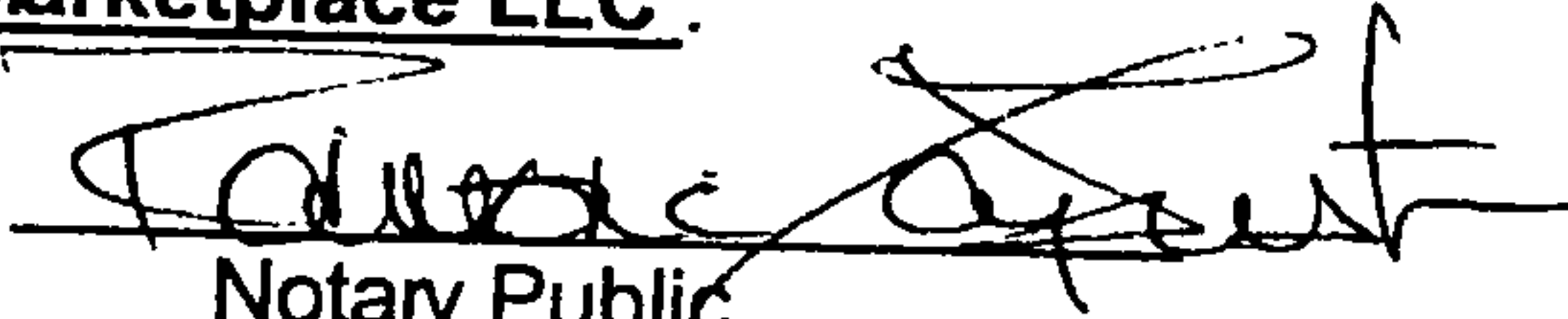
10-12-06


Mary Herrera Bern. Co. AGRE R 21.00 2006158588
6546152
Page: 6 of 7
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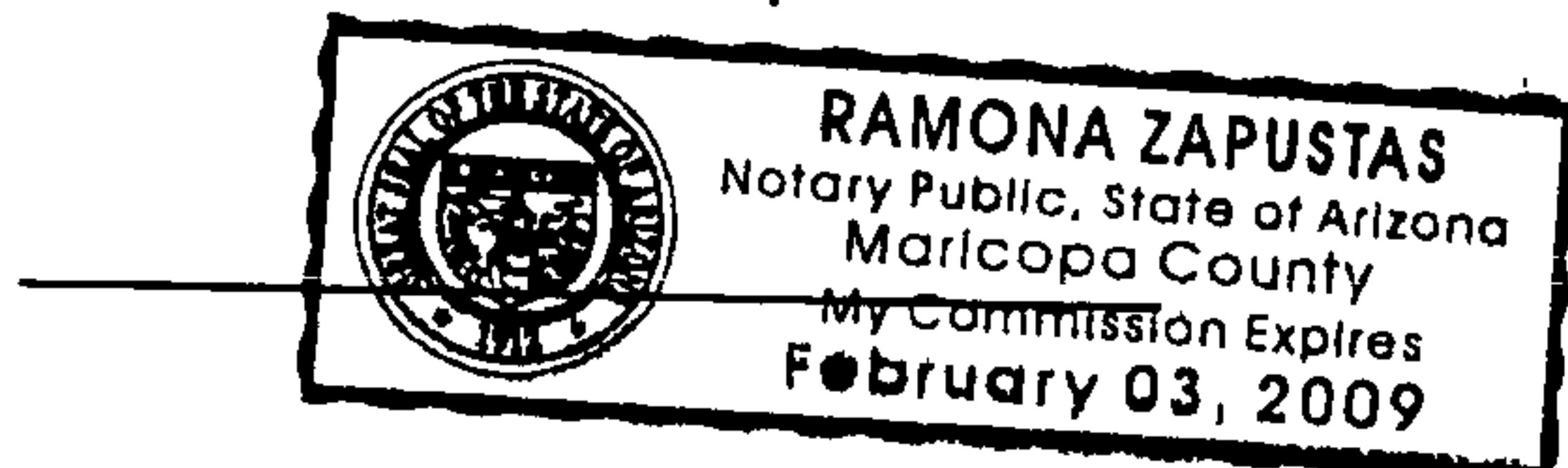
STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

SUBDIVIDER'S NOTARY

This instrument was acknowledged before me on 3 day of October, 2006
by [name(s) of person(s):] Jay R. Schneider, [title or capacity, for instance, "President" or
"Owner":] Manager, of [Subdivider:] FD Sage Marketplace LLC.
Authorized Agent


Notary Public

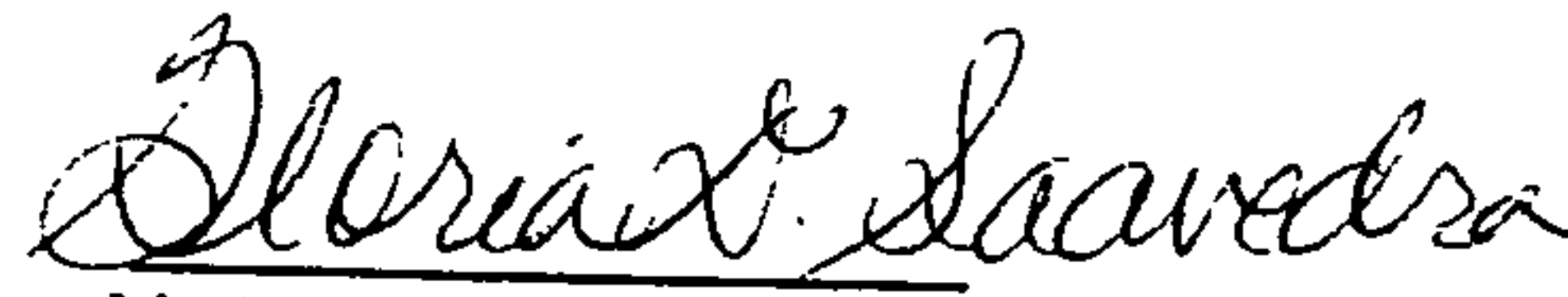
My Commission Expires:



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

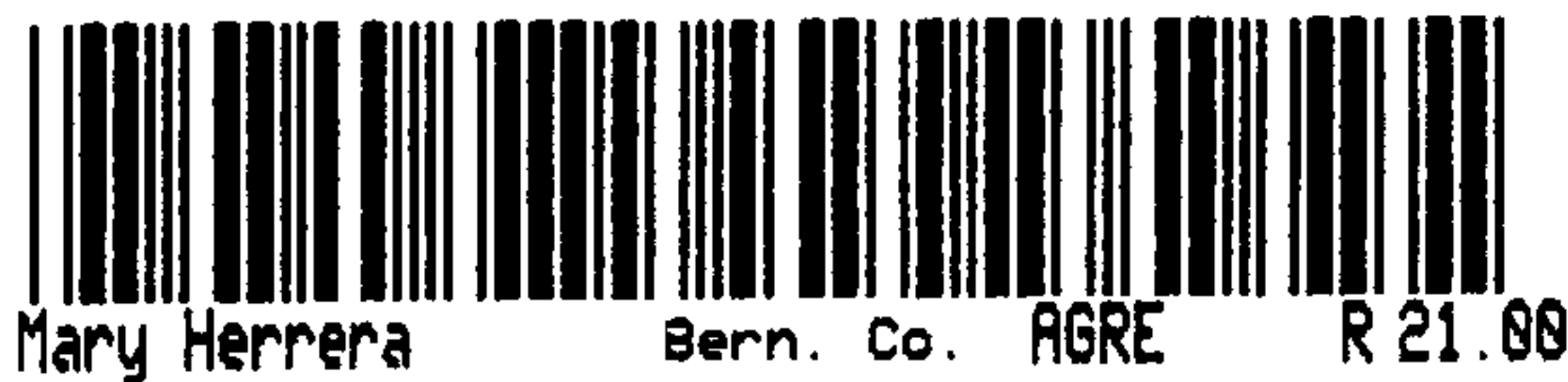
CITY'S NOTARY

This instrument was acknowledged before me on 16th day of October, 2006 by
Richard Bourte, City Engineer, of the City of Albuquerque, a municipal corporation, on
behalf of said corporation.


Notary Public

My Commission Expires:

11-25-2007



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6546152
Page: 7 of 7
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EXHIBIT A AND POWER OF ATTORNEY ATTACHED

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-06)

EXHIBIT "A"

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

Date Submitted: 9-13-06

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 9/13/06

Date Preliminary Plat Expires: 9/13/07

DRB Project No.: 1003991

DRB Application No.: 00DRB-01204

Sage Ranch Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A-1-C, Town of Atrisco Grant, Unit 7

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		74'	Taper w/ 6' Sidewalk	Snow Vista Blvd	488' North of Benavides Road	Snow Vista Court	/	/	/
		28' F-F	Residential Paving w/ Curb & Gutter 4' Sidewalk *	Sage Ranch Court	Snow Vista Blvd	End of Cul-de-Sac	/	/	/
		8"	Gravity SAS	Sage Ranch Court	Snow Vista Blvd	Existing SAS MH at East Property Line	/	/	/
		8"	Water PVC Line	Sage Ranch Court <i>Tract A</i>	Snow Vista Blvd	<i>Tract A PARCEL A-1-B</i>	/	/	/
		6"	Water PVC Line	Sage Ranch Court	Tract A	End of Cul-de-Sac	/	/	/
			Drop Inlet Modification	Snow Vista Blvd	Sage Road	Benavides Road	/	/	/
			Street Lights and Signs per DPM	Sage Ranch Court	Snow Vista Blvd	End of Cul-de-Sac	/	/	/
		13'	Concrete Rundown	Sage Ranch Court <i>Tract B</i>	End of Cul-de-Sac	Existing 15' Concrete Rundown	/	/	/
Water Infrastructure to include Valves, Fittings, Valve Boxes and Fire Hydrants as required.									

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		6'	Sidewalk	Tract A	Sage Ranch Ct	North Pl	/	/	/
							/	/	/

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.

1 * All internal sidewalks deferred.

2 Engineer's Certification of grading plan required for release of SIA R/G

3

AGENT / OWNER
<u>Ronald R. Bohannon</u> NAME (print)
<u>Ticuna West LLC</u> FIRM
<u>[Signature]</u> 9/13/06 SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<u>[Signature]</u> 9/13/06 DRB CHAIR - date	<u>Christina Sandoval</u> 9/13/06 PARKS & RECREATION - date
<u>[Signature]</u> 9-13-06 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
<u>[Signature]</u> 9/13/06 UTILITY DEVELOPMENT - date	- date
<u>Bradley L. Bingham</u> 9/13/06 CITY ENGINEER - date	- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

MANAGEMENT AUTHORIZATION

The undersigned, being all of the members of FD Sage Marketplace, LLC, an Arizona limited liability company (the "Company"), represent, warrant, and covenant that:

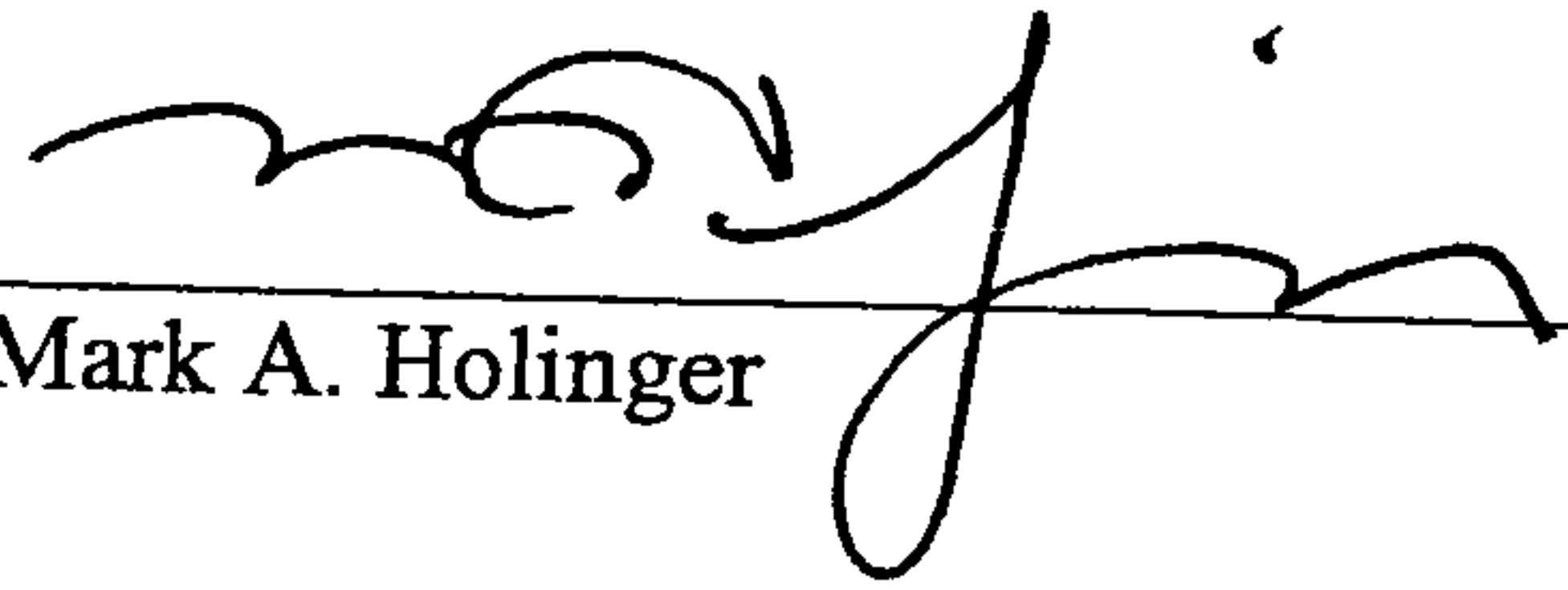
1. The Company is a limited liability company, formed and existing under the law of the state of Arizona.
2. Any person, when dealing with any one of the Authorized Agents named below, and authorized to act for the Company, (a) shall be entitled to accept the representations of the Authorized Agent, acting alone, that the purpose of exercising the authority herein given is within scope of the business of the Company; (b) shall be under no obligation to make any inquiries in order to verify or confirm the Authorized Agent's authority; and (c) shall in no way be responsible for any of the acts taken by the Authorized Agent by virtue of the authority herein given.
3. JAY R. SCHNEIDER (hereafter "Authorized Agent") is authorized, empowered and directed to take all action on behalf of the Company that may be necessary or required in the pursuance of the purposes and powers of and the management of the Company. The Authorized Agent is granted without limitation, the right, power and authority to:
 - a. Execute such documents as the Authorized Agent may deem necessary or desirable for Company purpose, including but not limited to contracts, deeds, conveyances, documents concerning loans and including documents concerning Company bank accounts and other Company assets and activities;
4. The authority herein confirmed shall be retroactive and any and all acts authorized hereunder performed prior to the date hereof are hereby approved and ratified.
5. This Authorization shall remain in full force and effect until revoked and until any person acting in reliance hereof shall actually receive written notice of its revocation and discontinuance.
6. The undersigned hereby certify that they are all of the Members of the Company.

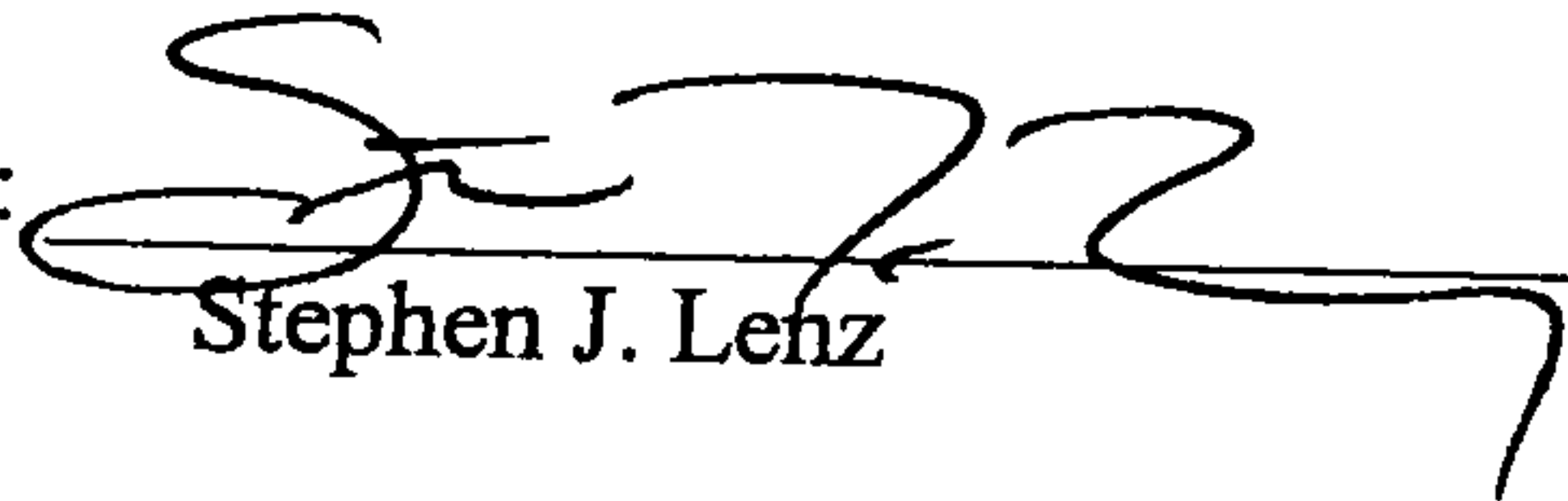
IN WITNESS WHEREOF this instrument is hereby executed this 29th day of September, 2006

FD Sage Marketplace, LLC

By: 
Jay R. Schneider, Manager, Authorized Agent

Members:

By: 
Mark A. Holinger

By: 
Stephen J. Lenz

FINANCIAL GUARANTY AMOUNT

09/27/2006

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

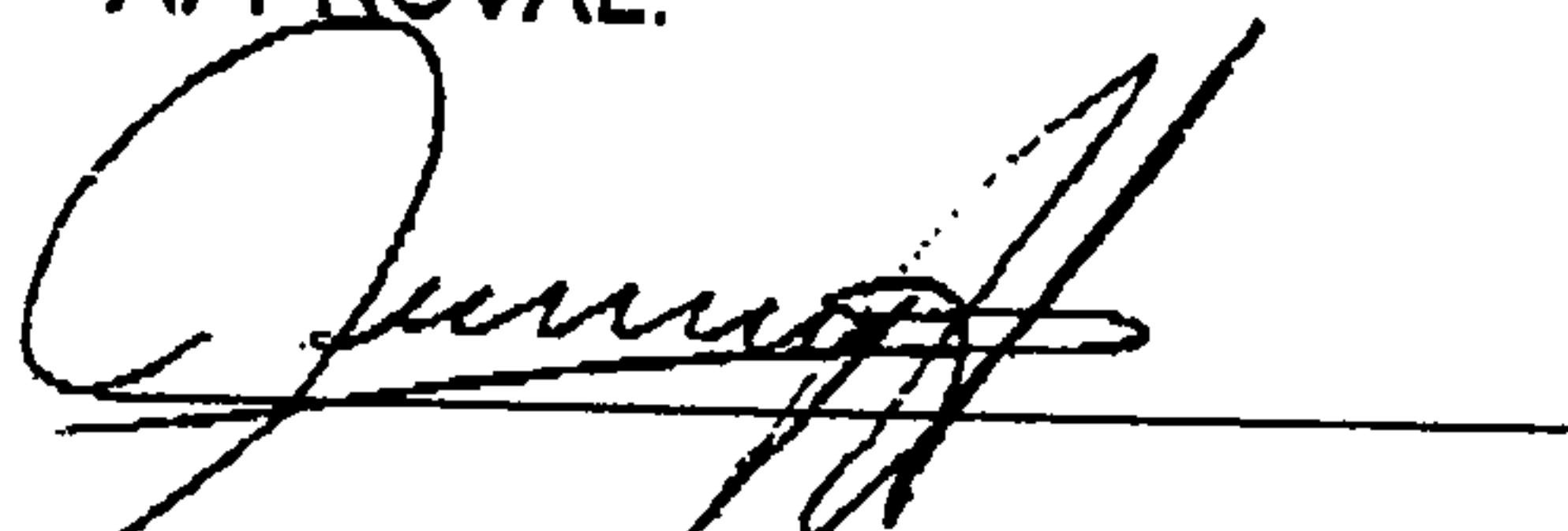
Project Description:

Project ID #: 769782, Sage Ranch Subdivision, Phase/Unit #: 1

Requested By: Ron Bohannon w/ Tierra West

Approved estimate amount:		\$183,963.92
Contingency Amount:	10.00%	\$18,396.39
Subtotal:		\$202,360.31
NMGRT	6.875%	\$13,912.27
Subtotal:		\$216,272.58
Engineering Fee	6.60%	\$14,273.99
Testing Fee	2.00%	\$4,325.45
Subtotal:		\$234,872.02
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$293,590.02</u>

APPROVAL:



DATE:

9-27-06

Notes: 10% contingency plans not approved. Engineer's certification required prior to release of FG.



October 10, 2006

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 926660-102
AMOUNT: \$293,590.02

Mr. Bruce Perlman
Chief Administrative Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Letter of Credit for **FD Sage Marketplace, LLC**
City of Albuquerque Project No.: **769782**
Project Name: **Sage Ranch Subdivision, Phase/Unit #1**

Dear Mr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of **FD Sage Marketplace, LLC, MidFirst Bank** in **Phoenix, AZ**, has established an Irrevocable Letter of Credit in the sum of **Two hundred and ninety three thousand, five hundred and ninety dollars, and two cents, (\$293,590.02)** for the exclusive purpose of providing the financial guarantee which the City requires, **FD Sage Marketplace, LLC** ("Subdivider") to provide for the installation of the improvements, which must be constructed at **Sage Ranch Subdivision, Phase/Unit #1**, Project No. **769782**. The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance.

The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 10/11/06, 2006 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A126, at pages 8171 to 8171, as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of **Two hundred and ninety three thousand, five hundred and ninety dollars, and two cents, (\$293,590.02)** is/are available at sight at **MidFirst Bank, (2575 E. Camelback Road, Suite 450, Phoenix, AZ 85016)** between **August 6th, 2007** and **October 6th, 2007**.

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

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between **August 6th, 2007** and **October 6th, 2007**.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 926660-102 of **MidFirst Bank, 2575 E. Camelback Road, Suite 450, Phoenix, AZ 85016**, dated, _____,



2006 and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft, which exhausts this credit.

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

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of FD Sage Marketplace, LLC failure to comply with the terms of the Agreement, and payment by Certified Check from MidFirst Bank to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date October 6th, 2007; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at Five o'clock PM, New Mexico time, October 6th, 2007.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (Revision), International Chamber of Commerce Publication.

Very truly yours,

By: [Signature]
L Randall Peck

By: [Signature]
Alan Kraft

Title: Senior Vice President

Title: Executive Vice President

ACCEPTED:

CITY OF ALBUQUERQUE
By: [Signature]
Chief Administrative Officer

Dated: 10-16-06

Wg 10/16/06

10-12-06





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

- 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)

V

P

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:

Professional/Agent (if any): "APPLICANT" PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Vivelo LLC PHONE: 232-2800
 ADDRESS: 1200 - PENNSYLVANIA NE SUITE 23 FAX: 266-1030
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST:

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. (ATTACHED PLAT + LEGAL) P1-26 P1 TR. A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: SAGE RANCH SUBDIVISION
 Existing Zoning: SU-1 RESIDENTIAL Proposed zoning: _____
 Zone Atlas page(s): M-9 UPC Code: _____ MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): SIA Project B
Project A 7697.88, 7697.82

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 26 No. of proposed lots: N/A Total area of site (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 98th STREET + SAGE ST SW
 Between: SAGE ST SW and SNOW VISTA BLVD.

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

SIGNATURE Gordon Rowe, Manager DATE 8/8/2008
 (Print) GORDON ROWE, Manager Vivelo LLC 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 - 70358</u>	<u>SIA</u>	<u>512</u>	<u>\$ 50.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>09/03/08</u>			Total <u>\$ 145.00</u>

Sandy Handley 08/08/08 Project # 1003991
 Planner signature / date

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.

Clendon Rowe, Vice CC
 Applicant name (print)
[Signature]
 Applicant signature / date

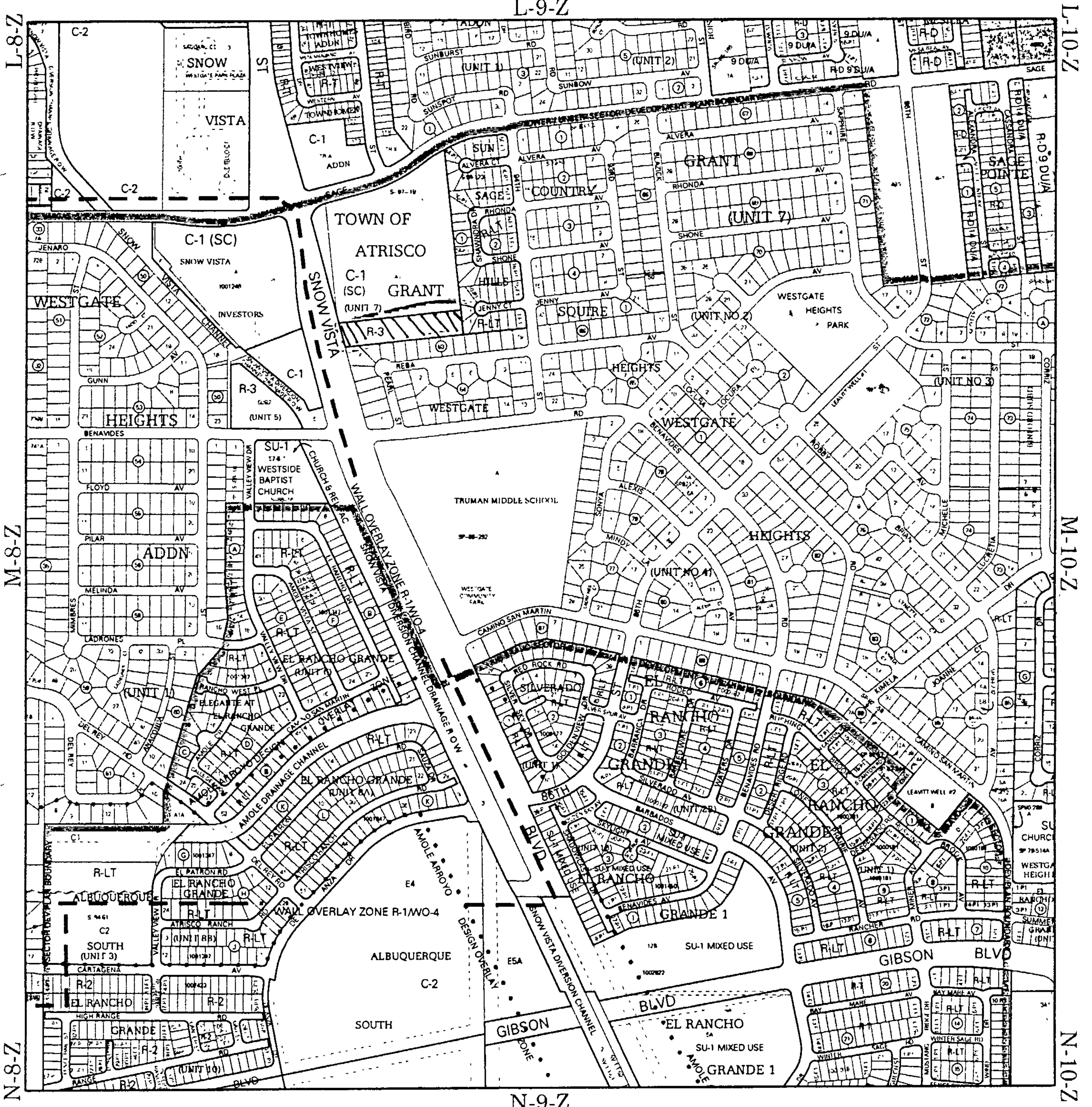


Form revised **October 2007**

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

Application case numbers
08DRB-70358

Sandy Handley 08/08/08
 Planner signature / date
 Project # 1003991

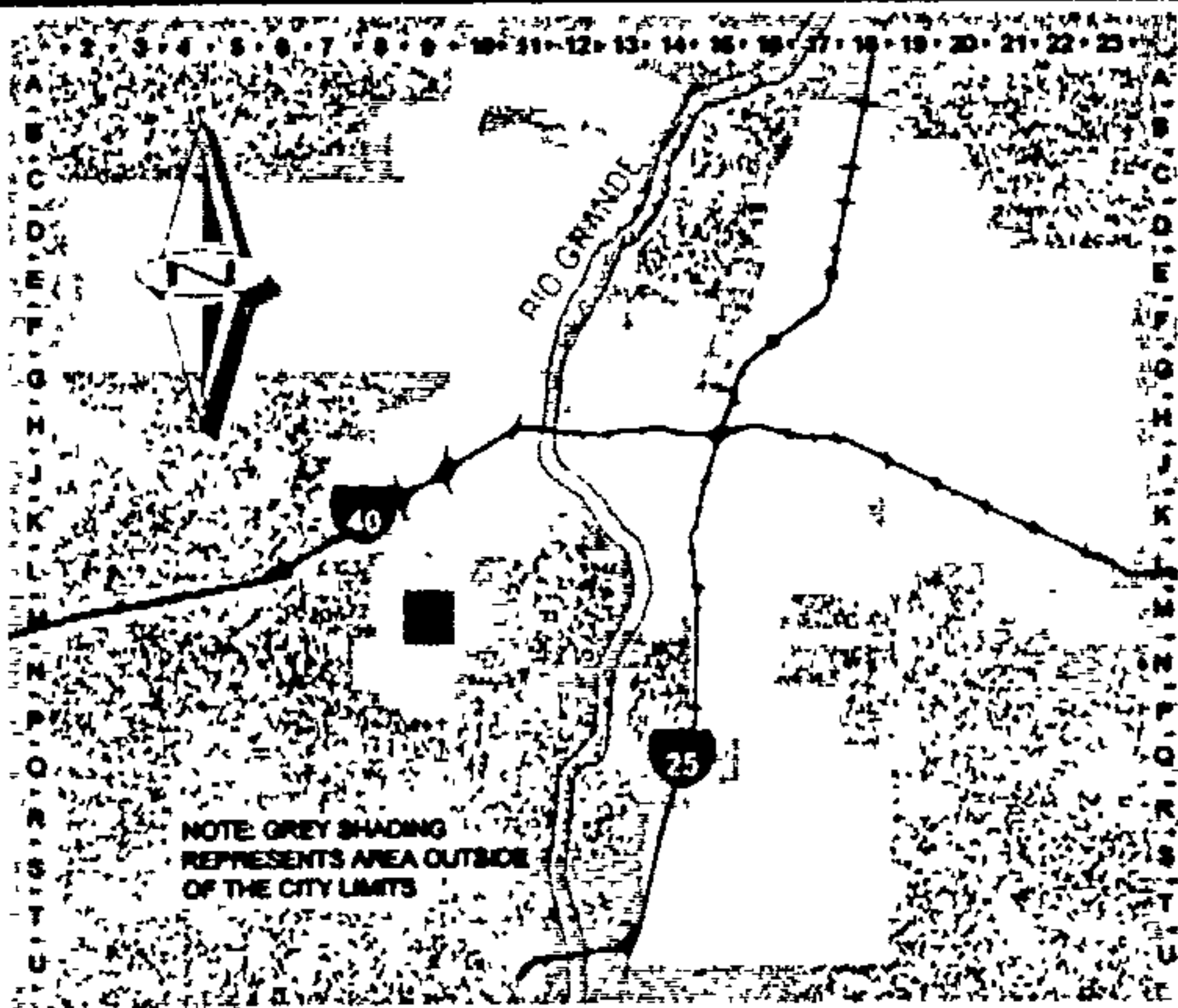
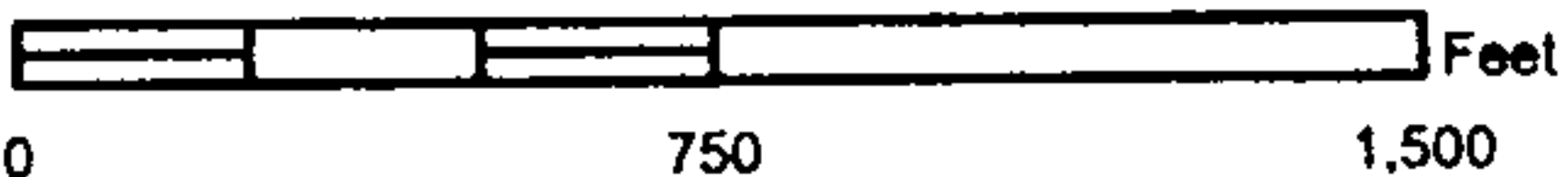


Zone Atlas Page: **M-9-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- | | | | |
|--|---------------------------|--|------------------------|
| | Unincorporated Areas | | Grant Boundaries |
| | Sector Plan Boundaries | | Petroglyph |
| | Parcel Boundaries | | H-1 Buffer Zone |
| | Easement Lines | | Arroyos |
| | Freeway Lanes | | LDN Noise Level |
| | Jurisdictional Boundaries | | Airport Clearance Zone |
| | Westgate Wall | | Design Overlay Zones |
| | Escarpment | | |



CITY OF ALBUQUERQUE
THREE HUNDRED YEARS
 1706 - 2006
ALBUQUERQUE
Haciendo Historia
AGIS
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 13, 2006

Project # 1003991

06DRB-01206 Major-Preliminary Plat Approval
06DRB-01207 Major-Vacation of Public Easements
06DRB-01208 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-1-C, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **SAGE RANCH SUBDIVISION**) zoned R-LT residential zone, located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 4 acre(s). [REF: 05DRB-01293, 05DRB-01294, 06DRB-00437] (M-9)

AMAFCA

No adverse comments.

COG This proposed development is located in an emerging area of growth and significant downstream infrastructure and capacity issues can be expected involving multiple jurisdictions such as the County and the NMDOT. As previously requested by MRCOG staff to nearby developments, the TIS should consider these implications and coordinate off-site improvements and/or mitigation accordingly.

Snow Vista Bd appears to be on the 98th St alignment, according to the Long Roadway and Long Range Bikeway systems maps. Street name changes should be reported to MRCOG in order to insure appropriate comment on development plans. 98th St south of Sage is in the Long Roadway System as a principal arterial with a right-of-way of 106 feet. Additionally 98th St south of Sage is in the Long Range Bikeway System as having on-street bike lanes. Please coordinate with DMD to insure that project conforms to these adopted policies of the Metropolitan Transportation Board.

Transit

The Sidewalk Deferral Exhibit shows a sidewalk planned connecting Sage Ranch Court to the Walmart site to the north across Tract A – a great connection to make. Should Tract A have a public pedestrian easement?

Zoning Enforcement

No adverse comments.

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 comments received.

City Engineer

An approved drainage report is required for Preliminary Plat approval. No objection to vacation request.

Transportation Development

These are require to be P1 designated lots. Where is the sidewalk thru Tract "A"? No objection to the sidewalk deferral. No objection to the vacation request. Have the improvements to Snow Vista been made?

Parks & Recreation

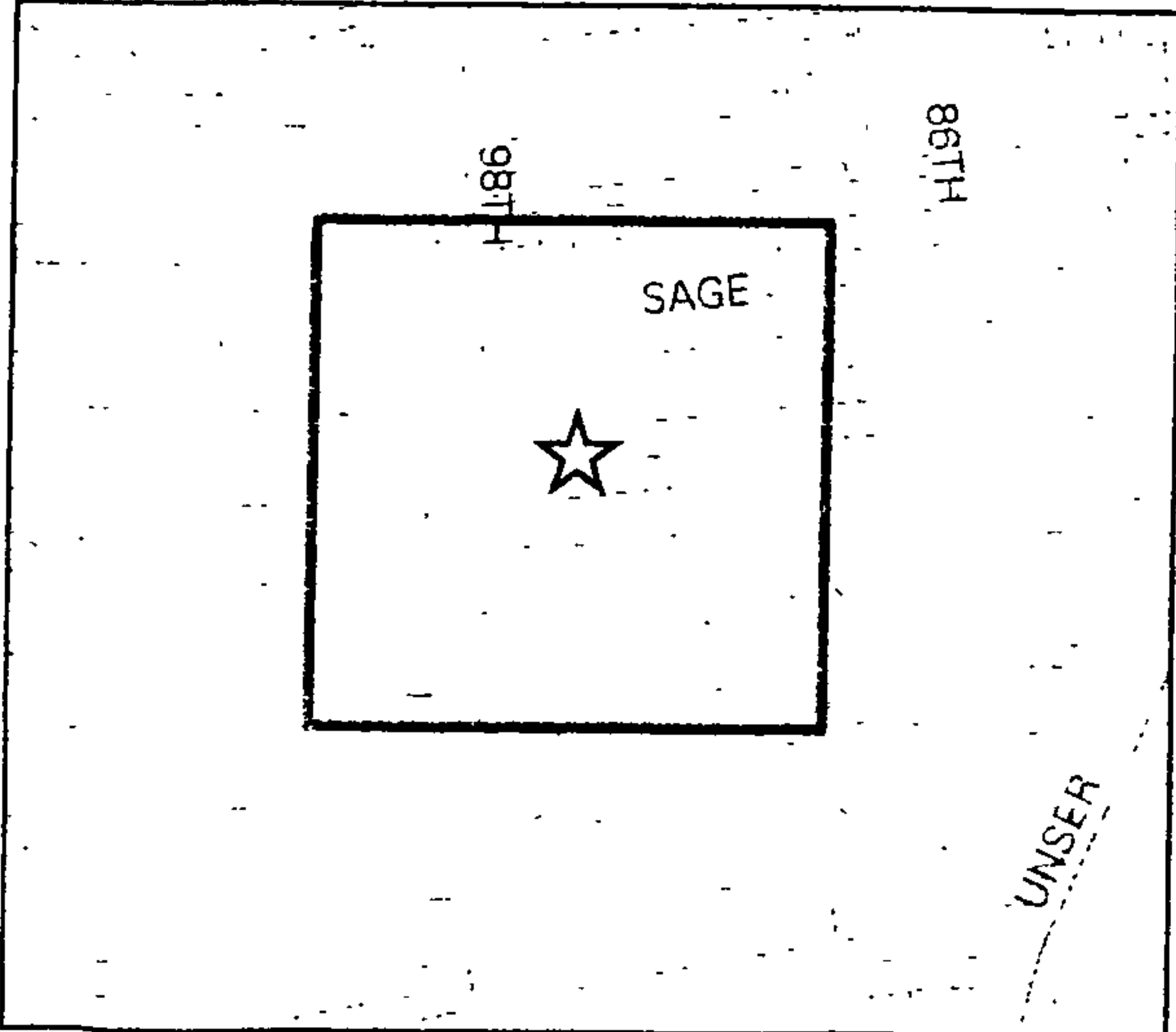
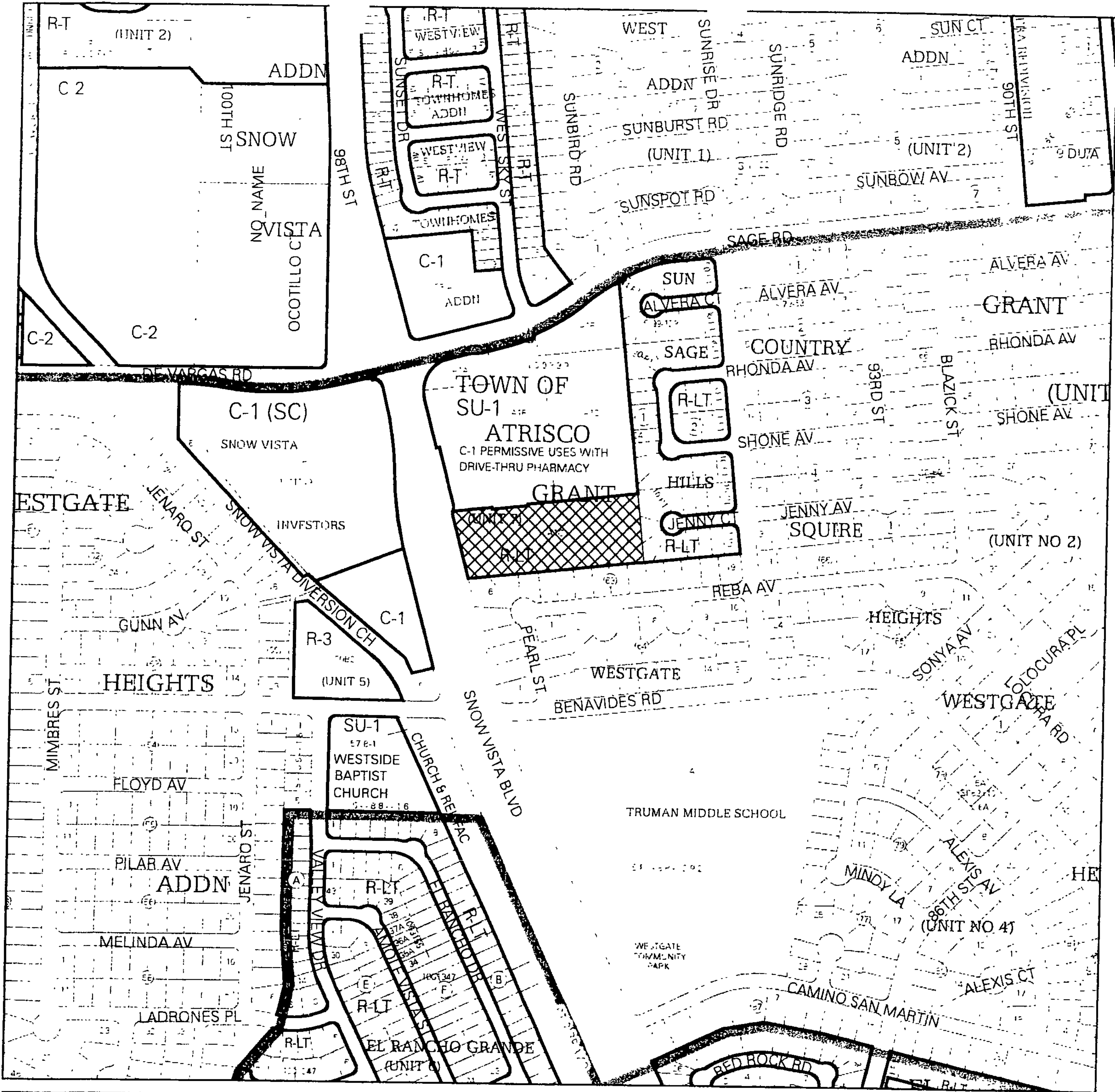
No objection to the platting action. Defer to Hydrology regarding the vacation request

Utilities Development

No objection to Vacation request. Minor comments on Infrastructure List. No objection to Sidewalk Deferral request.

Planning Department

Be aware that residential subdivision preliminary plat and final plat approvals occurring after October 31, 2006, are subject to the provisions of City Council Resolution R-06-74. The walls are approved. No objection to any of the requests.



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1003991

Hearing Date:
9/13/2006

Zone Map Page:
M-9

Additional Case Numbers:
06DRB-01206 06DRB-01207
06DRB-01208

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lots Numbered One P-1 through Twenty-six P-1 (1-P1 through 26-P1) and Tract lettered "A" of Sage Ranch as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County New Mexico on October 31, 2006, in Volume 2006C, folio 337

VUELO, LLC

1200 Pennsylvania NE, Suite 2B
Albuquerque, NM 87110

TELEPHONE (505) 232-2800
TELEFAX NO. (505) 266-1030

GORDON H. ROWE III

MEMBER OF THE STATE BARS OF
NEW MEXICO, COLORADO AND OKLAHOMA

August 6, 2008

VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED

Matthew Archuleta
1628 Summerfield SW
Albuquerque, New Mexico 87121

Libby McIntosh
1316 Ladrones Ct. NW
Albuquerque, New Mexico 87121

Kelly Thomas
1201 Senaro SW
Albuquerque, New Mexico 87121

Sylvia Hayes
10016 Ladrones SW
Albuquerque, New Mexico 87121

**RE: Neighborhood and Homeowner Association – Westgate Heights
and Westgate Vecinos**

Dear ~~Neighbors~~: *JACK cloud*:

Vuelo, LLC is the owner and developer of a residential subdivision located at 98th and Sage. This subdivision is directly south of the existing Wal-Mart as shown on the attached plat map.

The city has requested that we notify you that we have requested an extension at which time we would complete the sidewalks and infrastructure improvements to this subdivision.

If you have any questions concerning this project please contact me, likewise there is an existing city file with further information on this proposal. We anticipate a hearing date on or about September 3, 2008 on this extension.

Very truly yours,

Gordon Rowe / GR

Gordon Rowe, III

GR/js

VUELO, LLC
1200 Pennsylvania NE, Suite 2B
Albuquerque, NM 87110

TELEPHONE (505) 232-2800
TELEFAX NO. (505) 266-1030

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1316 Ladrones Ct. NW
Albuquerque, New Mexico 87121

Kelly Thomas
1201 Senaro SW
Albuquerque, New Mexico 87121

Sylvia Hayes
10016 Ladrones SW
Albuquerque, New Mexico 87121

**RE: Neighborhood and Homeowner Association – Westgate Heights
and Westgate Vecinos**

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Vuelo, LLC is the owner and developer of a residential subdivision located at 98th and Sage. This subdivision is directly south of the existing Wal-Mart as shown on the attached plat map.

The city has requested that we notify you that we have requested a extension at which time we would complete the sidewalks and infrastructure improvements to this subdivision.

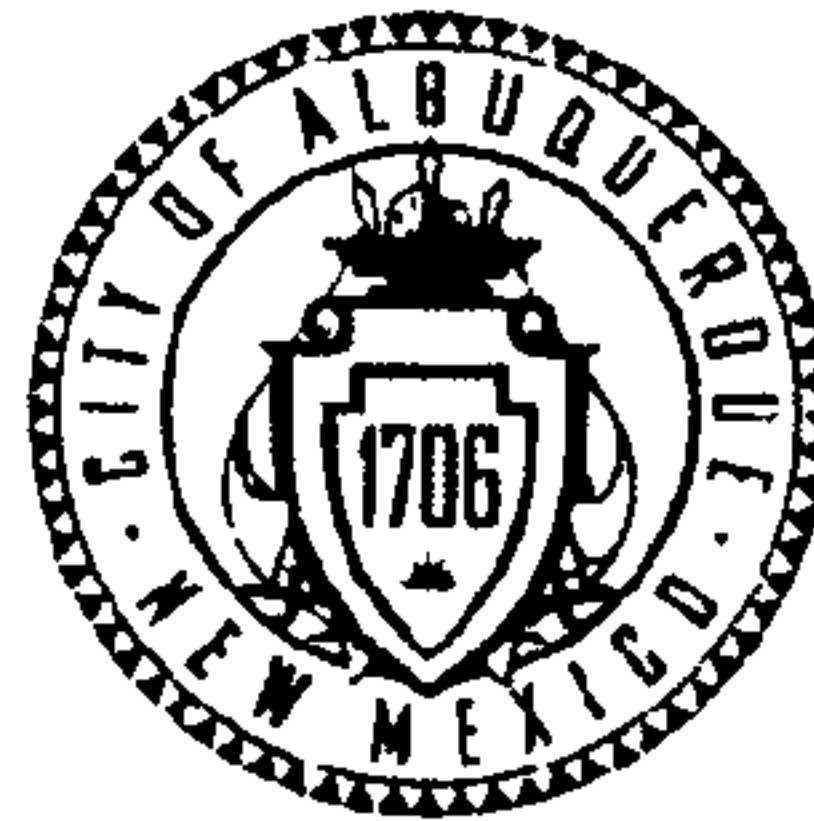
If you have any questions concerning this project please contact me, likewise there is an existing city file with further information on this proposal. We anticipate a hearing date on or about September 3, 2008 on this extension.

Very truly yours,



Gordon Rowe, III

GR/js



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: August 5, 2008

TO CONTACT NAME: GORDON ROWL
COMPANY/AGENCY: Vuelo, LLC
ADDRESS/ZIP: 1200 Penn NE
PHONE/FAX #: 232-2800 266-1030

Thank you for your inquiry of 8-5-08 (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 LOTS 1-26, TRACT A OF SAGE RANCH - 98th STREET SW & SAGE SW zone map page(s) M-9.

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

Westgate Heights
Neighborhood or Homeowner Association
Contacts: Matthew Archuleta
1628 Summerfield SW / 87121
836-7251 (h)
Libby McIntosh
1316 hadrones Ct. SW / 87121
831-5189 (h)

Westgate Vecinos
Neighborhood or Homeowner Association
Contacts: Kelly Thomas
1208 Senaro SW / 87121
831-5242 (h)
Sylvia Hayes
10016 hadrones SW / 87121
836-7358 (h)

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,

Stephan [Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

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

Additional Neighborhood or Homeowner Association Information

Neighborhood or Homeowner Association

Contacts: _____

Neighborhood or Homeowner Association

Contacts: _____

Neighborhood or Homeowner Association

Contacts: _____

Neighborhood or Homeowner Association

Contacts: _____

Neighborhood or Homeowner Association

Contacts: _____

Neighborhood or Homeowner Association

Contacts: _____

Neighborhood or Homeowner Association

Contacts: _____

Neighborhood or Homeowner Association

Contacts: _____

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OFFICIAL USE

Postage	\$	\$0.42
Certified Fee		\$2.70
Return Receipt Fee (Endorsement Required)		\$2.20
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.32

Postmark Here
 STEVENSON, ALBUQUERQUE, NM 87121
 AUG 03 2008

Sent To
 Libby McIntosh
 Street, Apt. No., or PO Box No. 1316 Ladrones Ct. NW
 City, State, ZIP+4 Albuquerque, New Mexico 87121
 PS Form 3800, August 2006 See Reverse for Instructions

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Total Postage & Fees	\$	\$5.32

Postmark Here
 STEVENSON, ALBUQUERQUE, NM 87121
 AUG 03 2008

Sent To
 Sylvia Hayes
 Street, Apt. No., or PO Box No. 10016 Ladrones SW
 City, State, ZIP+4 Albuquerque, New Mexico 87121
 PS Form 3800, August 2006 See Reverse for Instructions

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Total Postage & Fees	\$	\$5.32

Postmark Here
 STEVENSON, ALBUQUERQUE, NM 87121
 AUG 03 2008

Sent To
 Matthew Archuleta
 Street, Apt. No., or PO Box No. 1628 Summerfield SW
 City, State, ZIP+4 Albuquerque, New Mexico 87121
 PS Form 3800, August 2006 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	5.32

Postmark Here
 STEVENSON, ALBUQUERQUE, NM 87121
 AUG 03 2008

Sent To
 Kelly Thomas
 Street, Apt. No., or PO Box No. 1201 Senara SW
 City, State, ZIP+4 Albuquerque, New Mexico 87121
 PS Form 3800, August 2006 See Reverse for Instructions

TIERRA WEST, LLC

SAGE
CR

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 17, 2006

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Preliminary Plat Approval, Vacation of Public Easement &
Temporary Deferral of Sidewalk Construction
Sage Ranch Subdivision
DRB # 1003991, Zone Atlas page M-9**

Dear Ms. Matson:

Tierra West LLC, on behalf of Frontera Development Inc., requests approval of the Preliminary Plat, Vacation of Public Easement and Temporary Deferral of Sidewalk Construction for the above-referenced subdivision. The site is located on Snow Vista Boulevard SW between Sage Road SW and Reba Avenue SW, is currently zoned R-LT and contains approximately 3.7442 acres. Our client proposes to develop 26 single family lots.

Water and Sewer availability was requested in conjunction with the adjacent development of the Wal-Mart Neighborhood Market and a copy has been included for your reference. The drainage report was submitted to the Hydrology Department on July 10, 2006. The infrastructure list has also been included for consideration with this application.

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

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: Jay R. Schneider
David Bonsall
Matthew Archuleta, Westgate Heights N.A.
Libby McIntosh, Westgate Heights N.A.

JN: 26015
RRB/SA/kdk

2006:26015PrelimPlat081706

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from AUGUST 19, 2008 To SEPT. 3, 2008

5. REMOVAL

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

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

Rh- WJ
(Applicant or Agent)

8-8-2008
(Date)

I issued 1 signs for this application, 08/08/08 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003991



Supplemental form

<input checked="" type="checkbox"/> Major Subdivision action	S	Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Minor Subdivision action			Annexation
<input type="checkbox"/> Vacation	V		County Submittal
<input type="checkbox"/> Variance (Non-Zoning)			EPC Submittal
			Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision			Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)			Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE	D		Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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

APPLICANT INFORMATION:

Professional/Agent (if any): Surveys Southwest Ltd PHONE: 998-0303
 ADDRESS: 333 Lomas Blvd NE FAX: 998-0306
 CITY: alb STATE nm ZIP 87102 E-MAIL: _____

APPLICANT: Mountain West Development PHONE: 730-8849
 ADDRESS: P.O. Box 66449 FAX: 899-3918
 CITY: alb STATE NM ZIP 87193 E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: sketch review of adjusting existing lot lines of 26 lots to propose 31 lots

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 1-P1 to 26-P1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: SAGE RANCH
 Existing Zoning: RLT Proposed zoning: _____
 Zone Atlas page(s): m-9-z UPC Code: 1 009 055 17940820802 MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
Prior recorded project 1003991 / DRB 06-01513

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 26 No. of proposed lots: 31 Total area of site (acres): 3.7442 AC

LOCATION OF PROPERTY BY STREETS: On or Near: SNOW VISTA BLVD SW
 Between: Sage SW and Benavides Rd SW

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

SIGNATURE Dan Graney DATE 2-05-08
 (Print) Dan Graney Applicant: Agent:

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>DRB - 2006s</u>	<u>SK</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<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>February 13 2008</u>			Total \$ <u>0</u>
<u>[Signature]</u>	<u>2/5/08</u>	Project # <u>1003991</u>		
	Planner signature / date			

Form revised 4/07

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

- VACANT** **SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
- 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - 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.

Dan Francy
Applicant name (print)
Dan Francy 2.05.08
Applicant signature / date

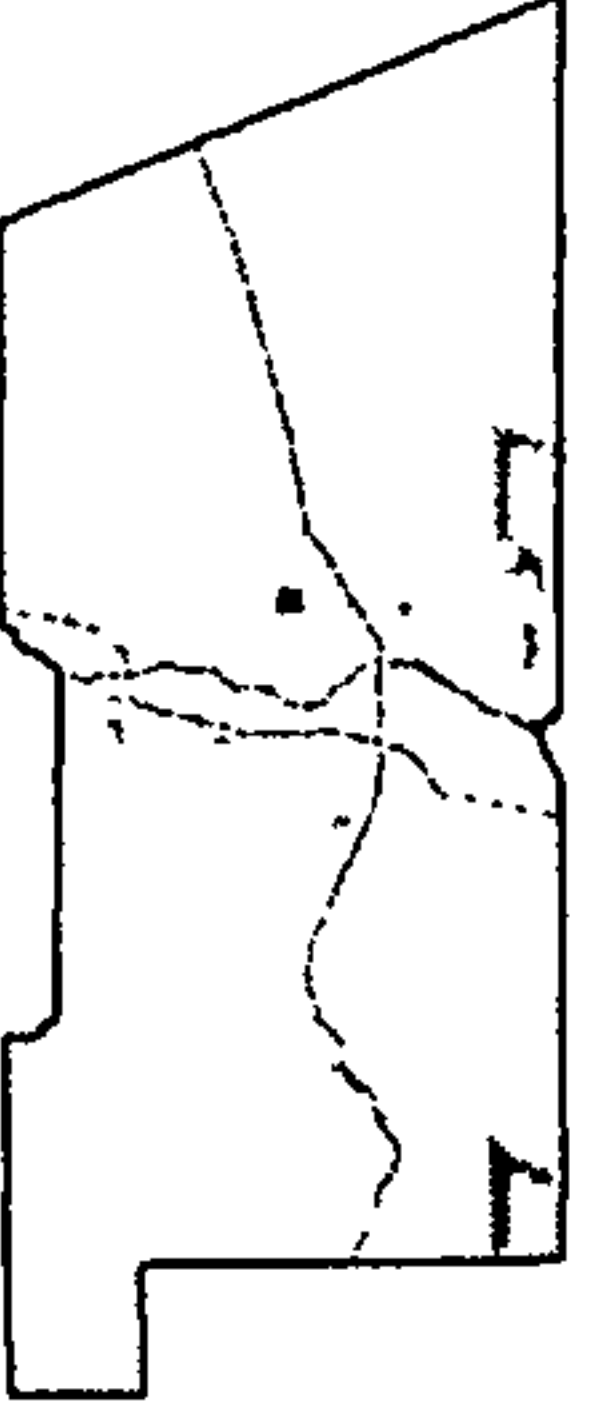
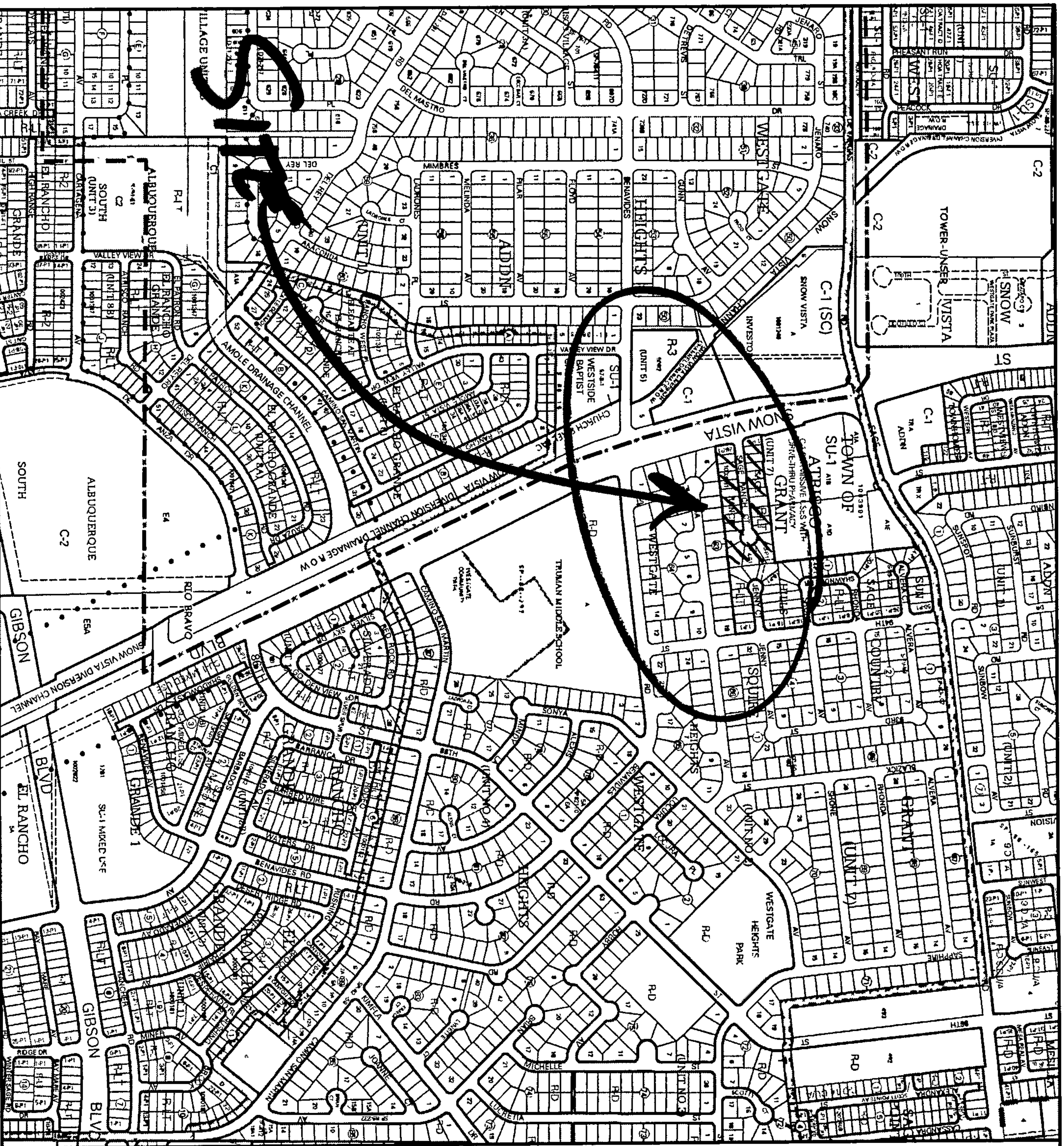


- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
08 DRB - _____ - 20065

Form revised October 2007

[Signature] 2/5/08
Planner signature / date

Project # 1003991

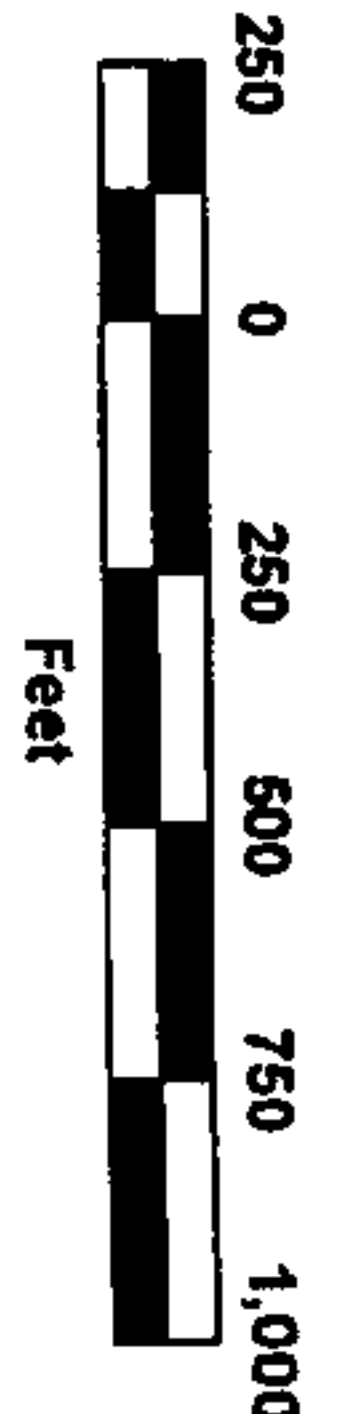


LEGAL DESCRIPTION

T10N
R2E
SEC 33

UNIFORM PROPERTY CODE

1-009-055



Map amended through July 2007



PUBLIC WORKS DIVISION
GIS PROGRAM

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque. For current information visit www.bernillo.gov.

M-9-Z

Surveys Southwest, Ltd

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

February 5, 2008

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: SAGE RANCH

Dear Board Members:

The purpose of the above referenced sketch plat review is to receive comments and determine the next steps for adding additional lots.

The existing subdivision (Sage Ranch) of 26 lots has an approved SIA, the owner/developer desires to expand the plat by five (5) more lots for a total of thirty-one (31) lots and reconfigure the turnaround.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

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...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: FD Sage Market Place LLC PHONE: 480-315-9600
 ADDRESS: 6263 N. Scottsdale Road, Suite 160 FAX: 480-315-9607
 CITY: Scottsdale STATE AZ ZIP 85250 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: Final Plat Approval TBK Sage Ranch Subdivision

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

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

Lot or Tract No. Tract A-1-C Block: _____ Unit: 7
 Subdiv. / Addn. Town of Atrisco Grant
 Current Zoning: R-LT Proposed zoning: Same
 Zone Atlas page(s): M-9 No. of existing lots: 2 No. of proposed lots: 26
 Total area of site (acres): 3.7442 Density if applicable: dwellings per gross acre: 6.94 dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 100905517940820802 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Snow Vista Boulevard SW
 Between: Sage Road SW and Reba Avenue SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Z79-154
05EPC-0364,0365,0366,0367/05DRB-01293,01294/06DRB-00437

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

SIGNATURE [Signature] DATE 10/16/06
 (Print) Ronald R. Bohannon, PE 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

06DRB 01513

Action

FP
CMF

S.F.

5(3)

Fees

\$ 0.00
 \$ 20.00
 \$ _____
 \$ _____
 \$ _____
 Total
 \$ 20.00

Hearing date 10/25/06

Sandy Handley 10/17/06

Project # 1003991

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

SKETCH PLAT REVIEW AND COMMENT **YOUR ATTENDANCE IS REQUIRED.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
 Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls **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
- SIA financial guaranty verification
- N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL **Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Signed** Pre-Annexation Agreement if Annexation required.
- 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.

RONALD R. BOHANNAN, PE

Applicant name (print)



10/16/06
 Applicant signature / date



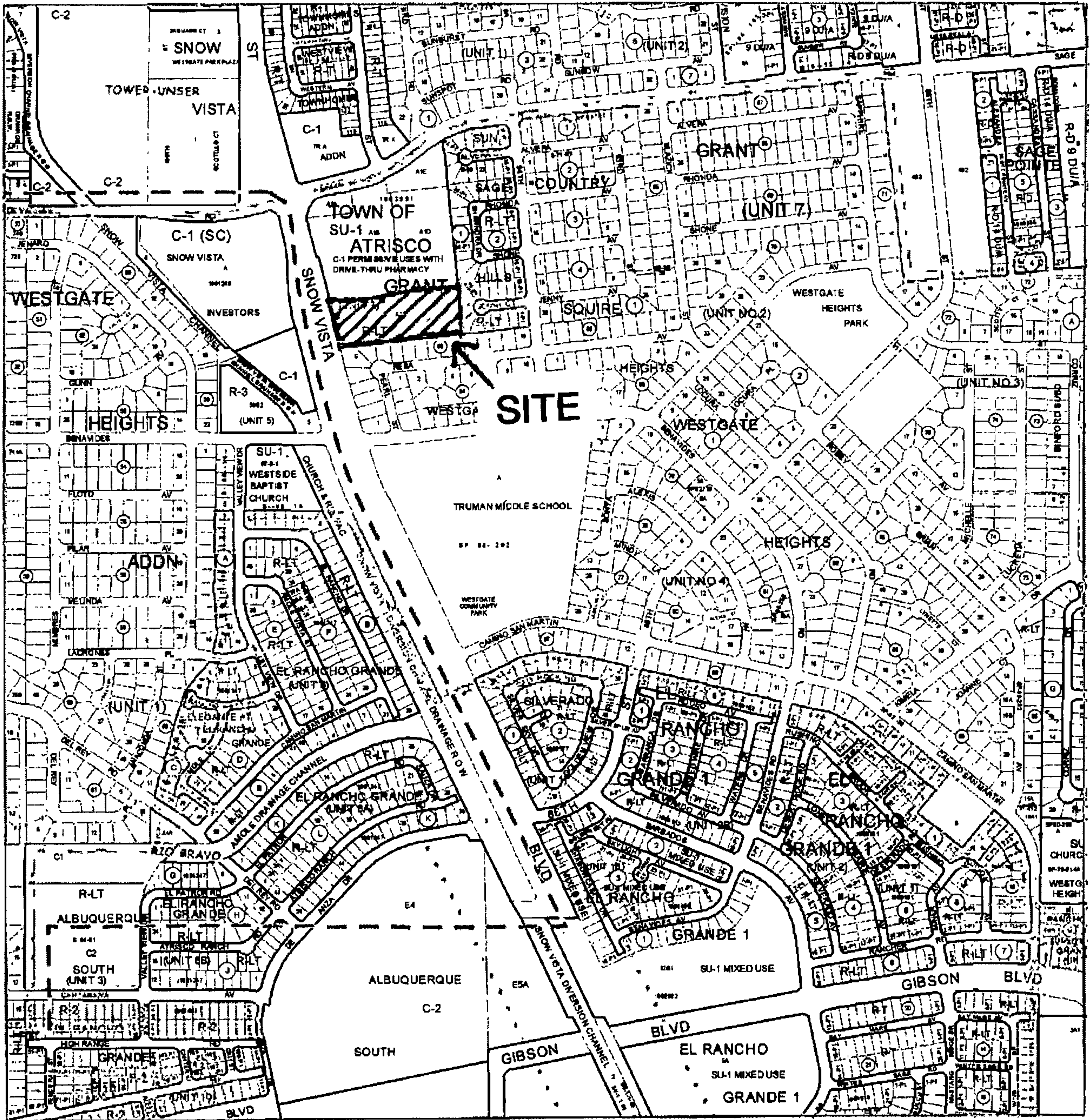
Form revised 11/04

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


Application case numbers
06DRB - 01513
 _____ - _____
 _____ - _____

Sandy Handley 10/17/06
 Planner signature / date

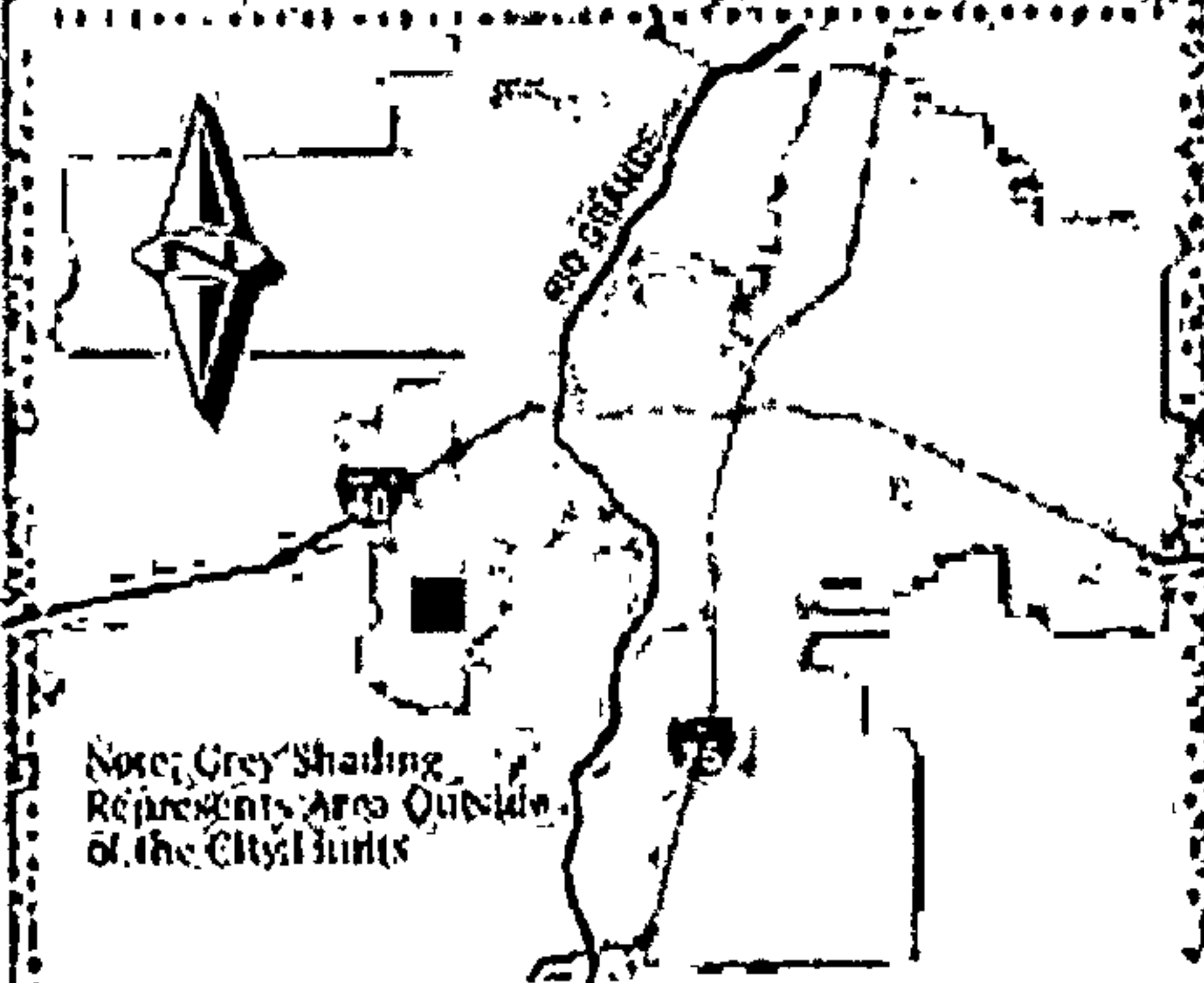
Project # 1003991



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



Map amended through: 5/1/2006



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-09-Z

Selected Symbols

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

0 750 1,500 Feet

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

October 16, 2006

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Final Plat Approval for Sage Ranch Subdivision
Zone Atlas Page M-9
Project # 1003991**

Dear Ms. Matson:

Tierra West LLC, on behalf of FD Sage Market Place LLC, requests approval of the Final Plat for Sage Ranch Subdivision. The site is located along Snow Vista Boulevard SW, between Sage Road SW and Reba Avenue SW. All conditions for Final Plat approval have been met. Included in the submittal package is a copy of the recorded Subdivision Improvements Agreement. The DXF file has also been approved by AGIS.

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

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: Jay R. Schneider
David Bonsall

JN: 26015
RRB/kdk

2006:26015 Final Plat 101606

21

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 16th day of October, 2006, 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 **FD Sage Marketplace LLC**, ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] **Limited Liability Company**, whose address is **6263 N. Scottsdale Road, Suite 160, Scottsdale, AZ 85250** and whose telephone number is **480-315-9600**, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

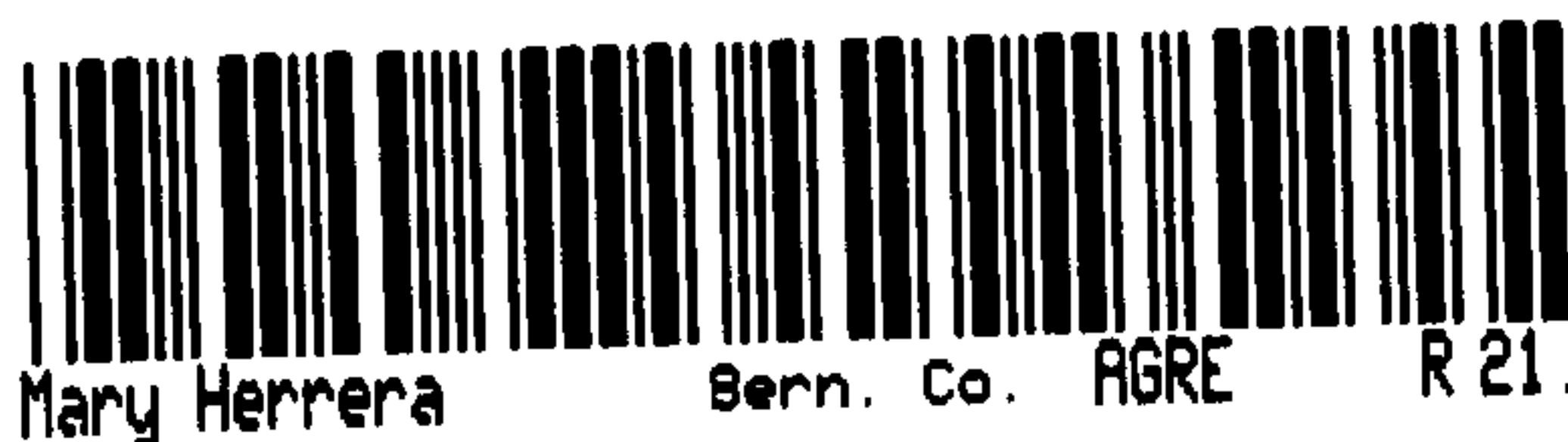
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] **Parcel A-1-C, Town of Atrisco Grant, Unit 7**, recorded on **October 24, 2005** in the records of the Bernalillo County Clerk at Book **2005C**, Folio **352** (the "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:] **FD Sage Marketplace LLC**, ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as **Sage Ranch Subdivision** describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 6th day of **August**, 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. **769782**.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board (DRB), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for



the extension.

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's. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

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

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation & Sidewalk Fees</u>	<u>As required per City-approved estimate</u>
<u>Street Restoration Fees</u>	<u>As required per City-approved estimate (Fig. 7)</u>

(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 Precision Surveys, and construction surveying of the Private Improvements shall be performed by Precision Surveys. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

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

Mary Herrera Bern. Co. AGRE R 21.00 2006158588 0
 6546152
 Page: 2 of 7
 10/16/2006 04:07P
 Bk-A125 Pn-2171

, performed by the City.

C. Field Testing. Field-testing of the construction of the Public Improvements shall be performed by Terracon, and field testing of the Private Improvements shall be performed by Terracon, 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 the 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 Guarantee:"

Type of Financial Guaranty: Letter of Credit # 926660-102

Amount: \$ 293,590.02

Name of Financial Institution or Surety providing Guaranty:

MidFirst Bank

Date City first able to call Guaranty: August 6, 2007

[Construction Completion Deadline]: August 6, 2007

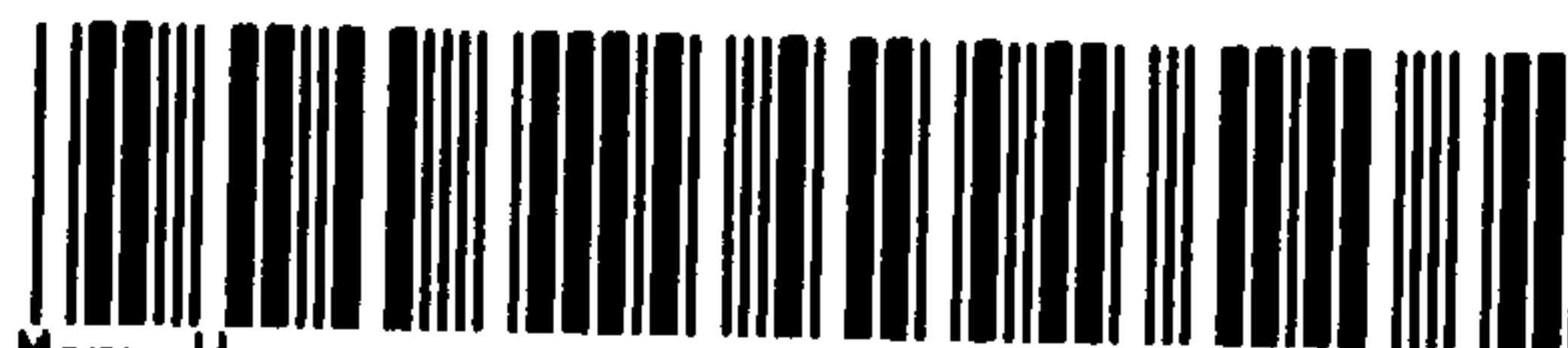
If Guarantee other than a Bond, last day City able to call on Guaranty is:

October 6, 2007

Additional information: Infrastructure

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

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



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

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

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

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be freestanding, 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 posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

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 the Financial Guaranty.

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

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

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

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

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

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

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



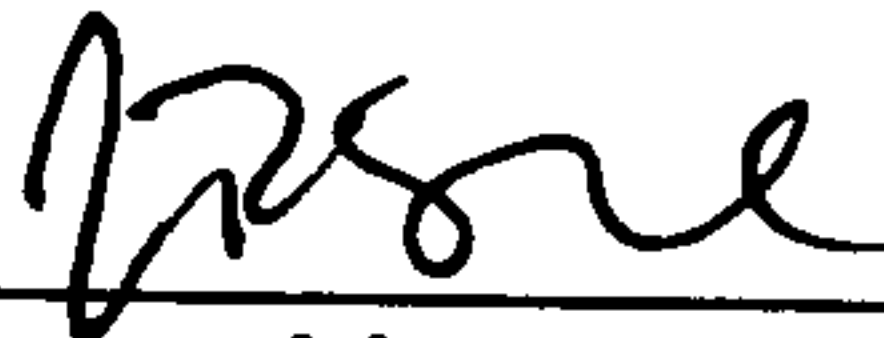
unless initialed by the Subdivider and signed by the City's Legal Department on this form.

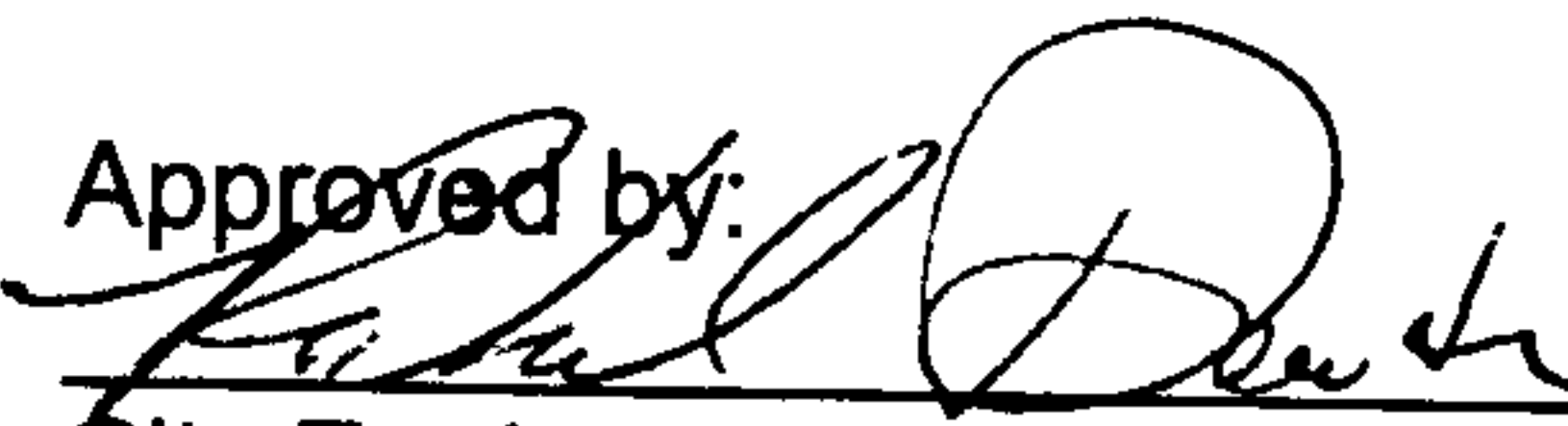
21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

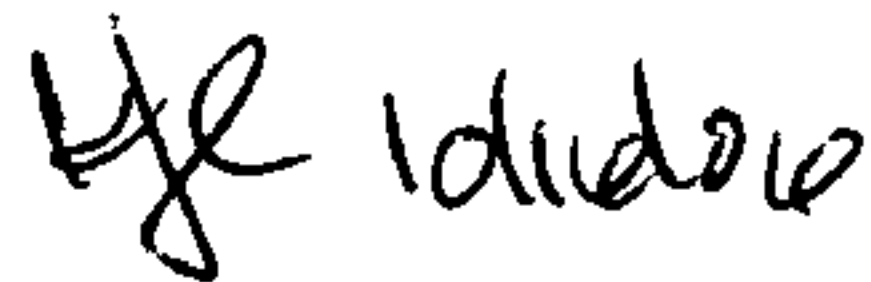
Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:

CITY OF ALBUQUERQUE

By [Signature]: 
Name: Jay R. Schneider
Title: Manager, Authorized Agent
Dated: 10/3/06

Approved by: 
City Engineer
Dated: 10-16-06



10-12-06


Mary Herrera Bern. Co. AGRE R 21.00 2006158588
6546152
Page: 6 of 7
10/16/2006 04:07P
Bk-A125 Pg-8171

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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

Date Site Plan Approved: 9/13/06

Date Preliminary Plat Approved: 9/13/06

Date Preliminary Plat Expires: 9/13/07

DRB Project No.: 1003991

DRB Application No.: 06DRB-01206

Sage Ranch Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A-1-C, Town of Atrisco Grant, Unit 7

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	Private P.E.	City Cnst Engineer
		74'	Taper w/ 6' Sidewalk	Snow Vista Blvd	488' North of Benavides Road	Snow Vista Court	/	/	/
		28' F-F	Residential Paving w/ Curb & Gutter 4' Sidewalk *	Sage Ranch Court	Snow Vista Blvd	End of Cul-de-Sac	/	/	/
		8"	Gravity SAS	Sage Ranch Court	Snow Vista Blvd	Existing SAS MH at East Property Line	/	/	/
		8"	Water PVC Line	Sage Ranch Court Tract A	Snow Vista Blvd	Tract A PARCEL A-1-B	/	/	/
		6"	Water PVC Line	Sage Ranch Court	Tract A	End of Cul-de-Sac	/	/	/
			Drop Inlet Modification	Snow Vista Blvd	Sage Road	Benavides Road	/	/	/
			Street Lights and Signs per DPM	Sage Ranch Court	Snow Vista Blvd	End of Cul-de-Sac	/	/	/
		13'	Concrete Rundown	Sage Ranch Court Tract B	End of Cul-de-Sac	Existing 15' Concrete Rundown	/	/	/
			Water Infrastructure to include Valves, Fittings, Valve Boxes and Fire Hydrants as required.						

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Crst Engineer
		6'	Sidewalk	Tract A	Sage Ranch Ct	North Pl	/	/	/
							/	/	/

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.

- 1 * All internal sidewalks deferred.
- 2 Engineer's Certification of grading plan required for release of SIA RGS
- 3

AGENT / OWNER

Ronald R. Bohannon
NAME (print)

Terra West LLC
FIRM

[Signature] 9/13/06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 9/13/06
DRB CHAIR - date

[Signature] 9-13-06
TRANSPORTATION DEVELOPMENT - date

[Signature] 9/13/06
UTILITY DEVELOPMENT - date

Bradley L. Bingham 9/13/06
CITY ENGINEER - date

Christina Sandoval 9/13/06
PARKS & RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

MANAGEMENT AUTHORIZATION

The undersigned, being all of the members of FD Sage Marketplace, LLC, an Arizona limited liability company (the "Company"), represent, warrant, and covenant that:

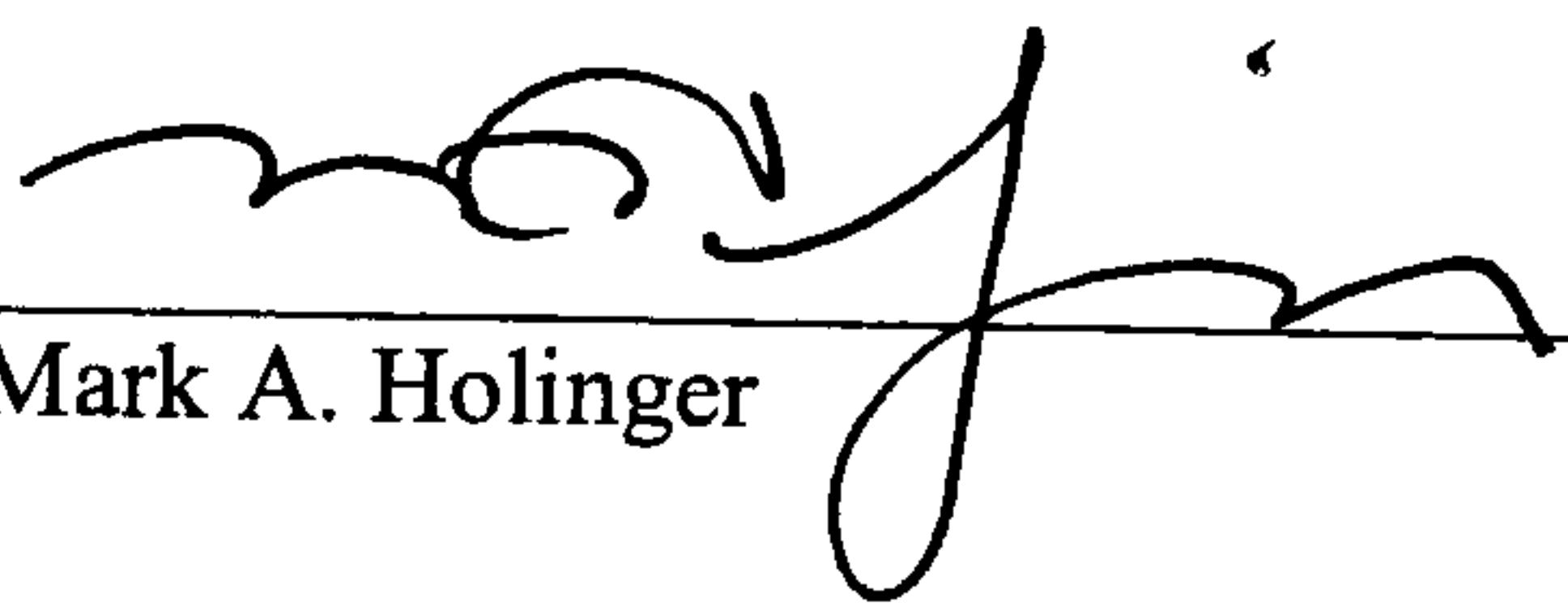
1. The Company is a limited liability company, formed and existing under the law of the state of Arizona.
2. Any person, when dealing with any one of the Authorized Agents named below, and authorized to act for the Company, (a) shall be entitled to accept the representations of the Authorized Agent, acting alone, that the purpose of exercising the authority herein given is within scope of the business of the Company; (b) shall be under no obligation to make any inquiries in order to verify or confirm the Authorized Agent's authority; and (c) shall in no way be responsible for any of the acts taken by the Authorized Agent by virtue of the authority herein given.
3. JAY R. SCHNEIDER (hereafter "Authorized Agent") is authorized, empowered and directed to take all action on behalf of the Company that may be necessary or required in the pursuance of the purposes and powers of and the management of the Company. The Authorized Agent is granted without limitation, the right, power and authority to:
 - a. Execute such documents as the Authorized Agent may deem necessary or desirable for Company purpose, including but not limited to contracts, deeds, conveyances, documents concerning loans and including documents concerning Company bank accounts and other Company assets and activities;
4. The authority herein confirmed shall be retroactive and any and all acts authorized hereunder performed prior to the date hereof are hereby approved and ratified.
5. This Authorization shall remain in full force and effect until revoked and until any person acting in reliance hereof shall actually receive written notice of its revocation and discontinuance.
6. The undersigned hereby certify that they are all of the Members of the Company.

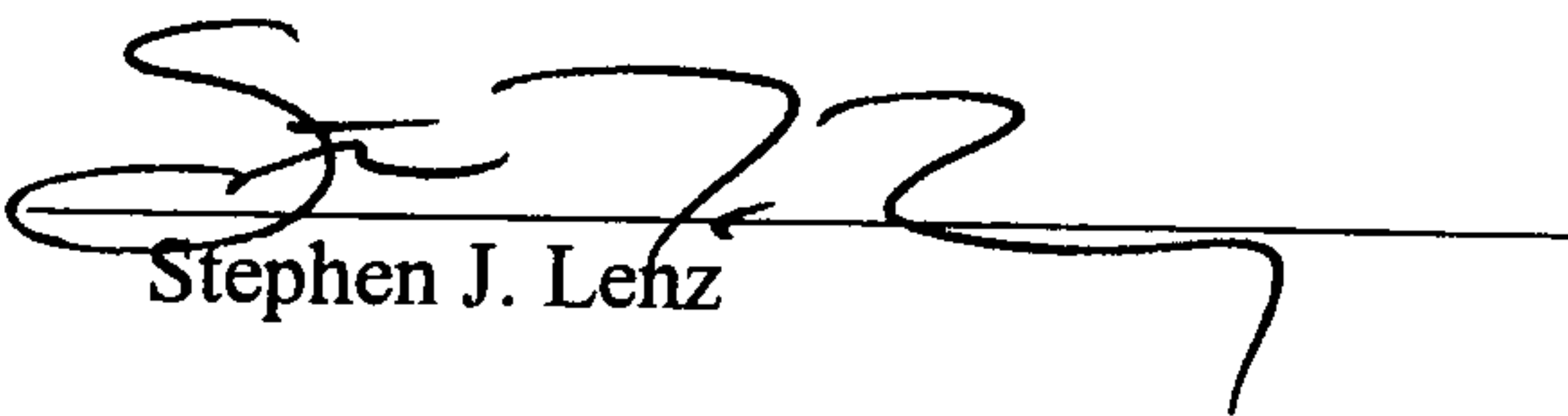
IN WITNESS WHEREOF this instrument is hereby executed this 29th day of September, 2006

FD Sage Marketplace, LLC

By: 
Jay R. Schneider, Manager, Authorized Agent

Members:

By: 
Mark A. Holinger

By: 
Stephen J. Lenz

FINANCIAL GUARANTY AMOUNT

09/27/2006

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

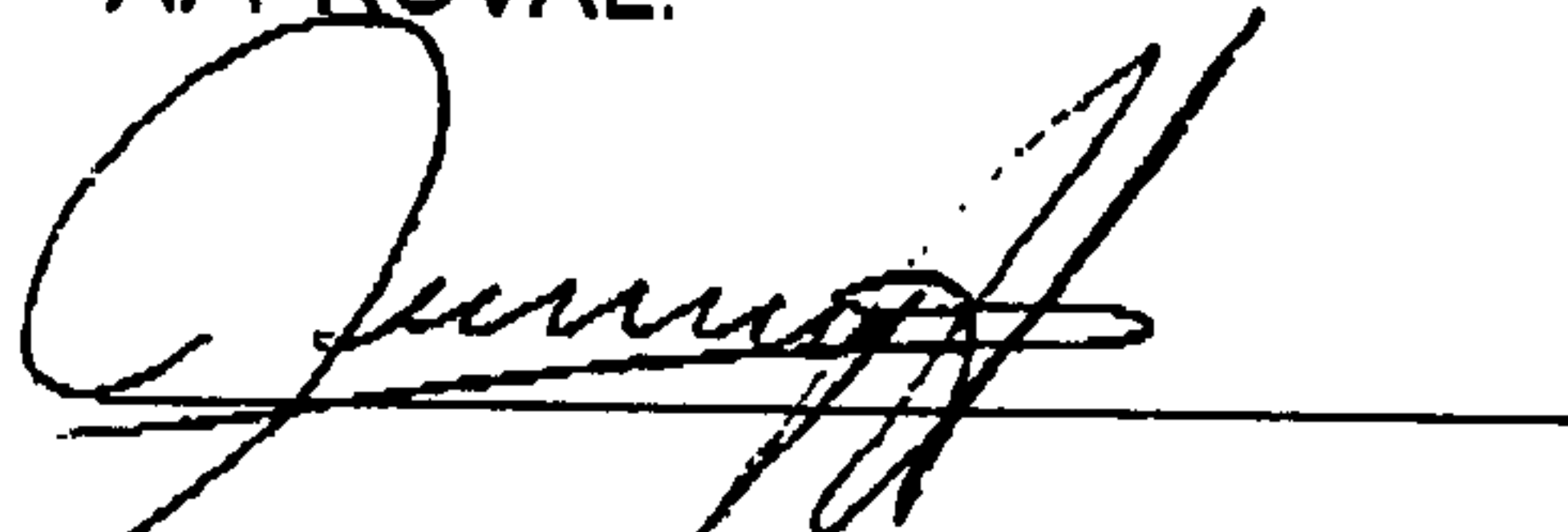
Project Description:

Project ID #: 769782, Sage Ranch Subdivision, Phase/Unit #: 1

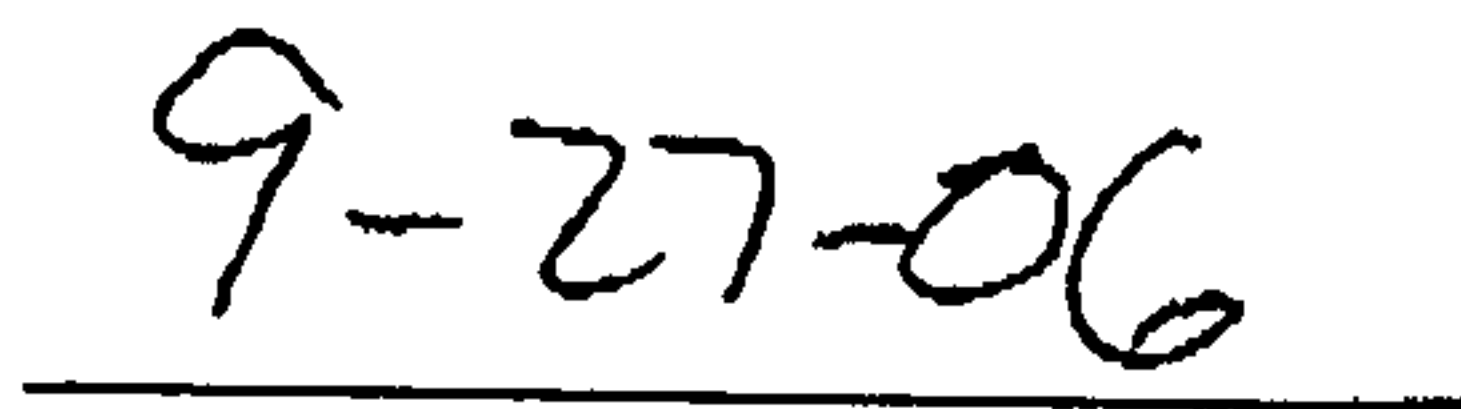
Requested By: Ron Bohannon w/ Tierra West

Approved estimate amount:		\$183,963.92
Contingency Amount:	10.00%	\$18,396.39
Subtotal:		\$202,360.31
NMGRT	6.875%	\$13,912.27
Subtotal:		\$216,272.58
Engineering Fee	6.60%	\$14,273.99
Testing Fee	2.00%	\$4,325.45
Subtotal:		\$234,872.02
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$293,590.02</u>

APPROVAL:



DATE:



Notes: 10% contingency plans not approved. Engineer's certification required prior to release of FG.



October 10, 2006

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 926660-102
AMOUNT: \$293,590.02

Mr. Bruce Perlman
Chief Administrative Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Letter of Credit for **FD Sage Marketplace, LLC**
City of Albuquerque Project No.: **769782**
Project Name: **Sage Ranch Subdivision, Phase/Unit #1**

Dear Mr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of **FD Sage Marketplace, LLC, MidFirst Bank in Phoenix, AZ**, has established an Irrevocable Letter of Credit in the sum of **Two hundred and ninety three thousand, five hundred and ninety dollars, and two cents, (\$293,590.02)** for the exclusive purpose of providing the financial guarantee which the City requires, **FD Sage Marketplace, LLC** ("Subdivider") to provide for the installation of the improvements, which must be constructed at **Sage Ranch Subdivision, Phase/Unit #1**, Project No. **769782**. The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance.

The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 10/16, 2006 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A125, at pages 8171 to 8171, as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of **Two hundred and ninety three thousand, five hundred and ninety dollars, and two cents, (\$293,590.02)** is/are available at sight at **MidFirst Bank, (2575 E. Camelback Road, Suite 450, Phoenix, AZ 85016)** between **August 6th, 2007** and **October 6th, 2007**.

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

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between **August 6th, 2007** and **October 6th, 2007**.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 926660-102 of **MidFirst Bank, 2575 E. Camelback Road, Suite 450, Phoenix, AZ 85016**, dated, _____,



2006 and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft, which exhausts this credit.

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

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of **FD Sage Marketplace, LLC** failure to comply with the terms of the Agreement, and payment by Certified Check from **MidFirst Bank** to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date **October 6th, 2007**; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at **Five** o'clock PM, New Mexico time, **October 6th, 2007**.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (Revision), International Chamber of Commerce Publication.

Very truly yours,

By: [Signature]
L Randall Peck

By: [Signature]
Alan Kraft

Title: Senior Vice President

Title: Executive Vice President

ACCEPTED:

CITY OF ALBUQUERQUE

By: [Signature]
Chief Administrative Officer

Dated: 10-16-06

By [Signature]

10-12-06

Keli Krueger

From: dmzamora@cabq.gov
Sent: Tuesday, October 17, 2006 8:15 AM
To: Keli Krueger
Cc: Mario Lucero
Subject: Project No. 1003991

The .dxf file for Project No. 1003991 (Sage Ranch) has been approved.

David Zamora
GIS Coordinator
Planning Dept. - AGIS
dmzamora@cabq.gov
924-3929

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

PAID RECEIPT

APPLICANT NAME FD Sage Marketplace LLC
AGENT Tierra West LLC
ADDRESS 5571 Midway Park Place NE
PROJECT & APP # Project # 1003991 / 06 DRB 01513
PROJECT NAME Sage Ranch Subdivision

\$ 20⁰⁰ 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
\$ 20⁰⁰ TOTAL AMOUNT DUE

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

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
PH (505) 858-3100

DATE 10/16/06

City of Albuquerque
Treasury Div. \$ 20.00

PAY TO THE ORDER OF City of Albuquerque
and
Twenty

10/17/2006 9:00
RECEIPT# 00045183
Account 441032 Fund 0110
Activity 3424000 TRSCXE
Trans Amt \$20.00
J24 Misc \$20.00
CK \$0.00

201813

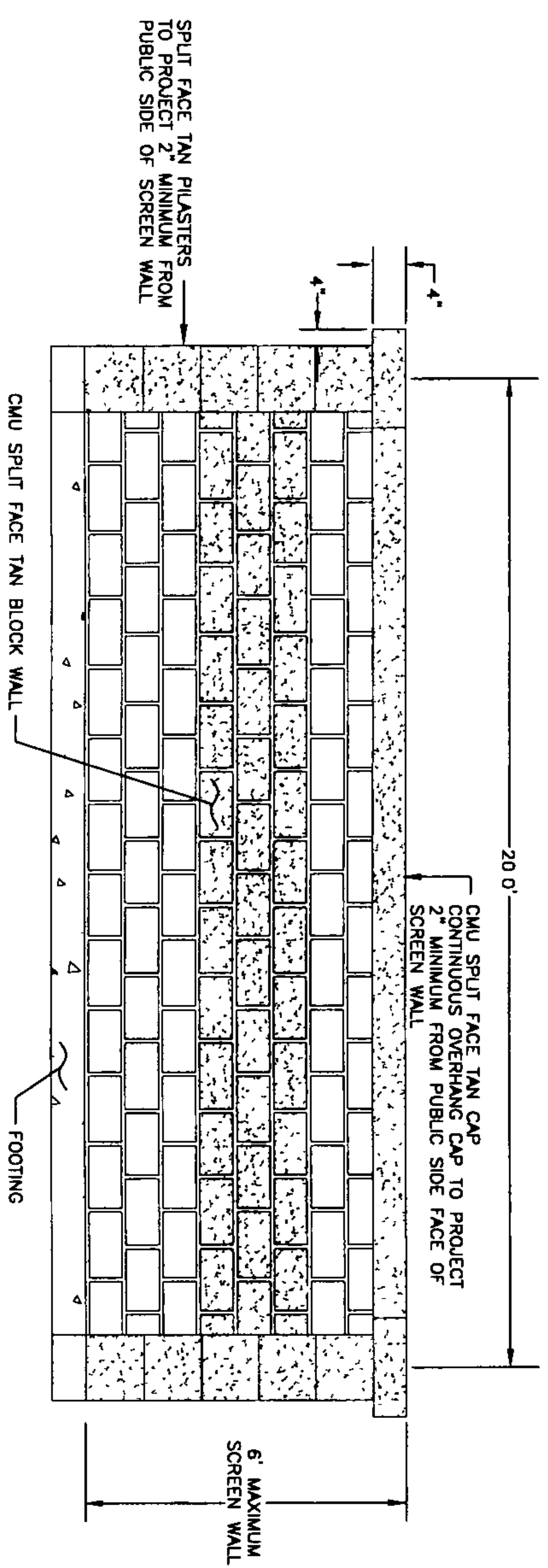
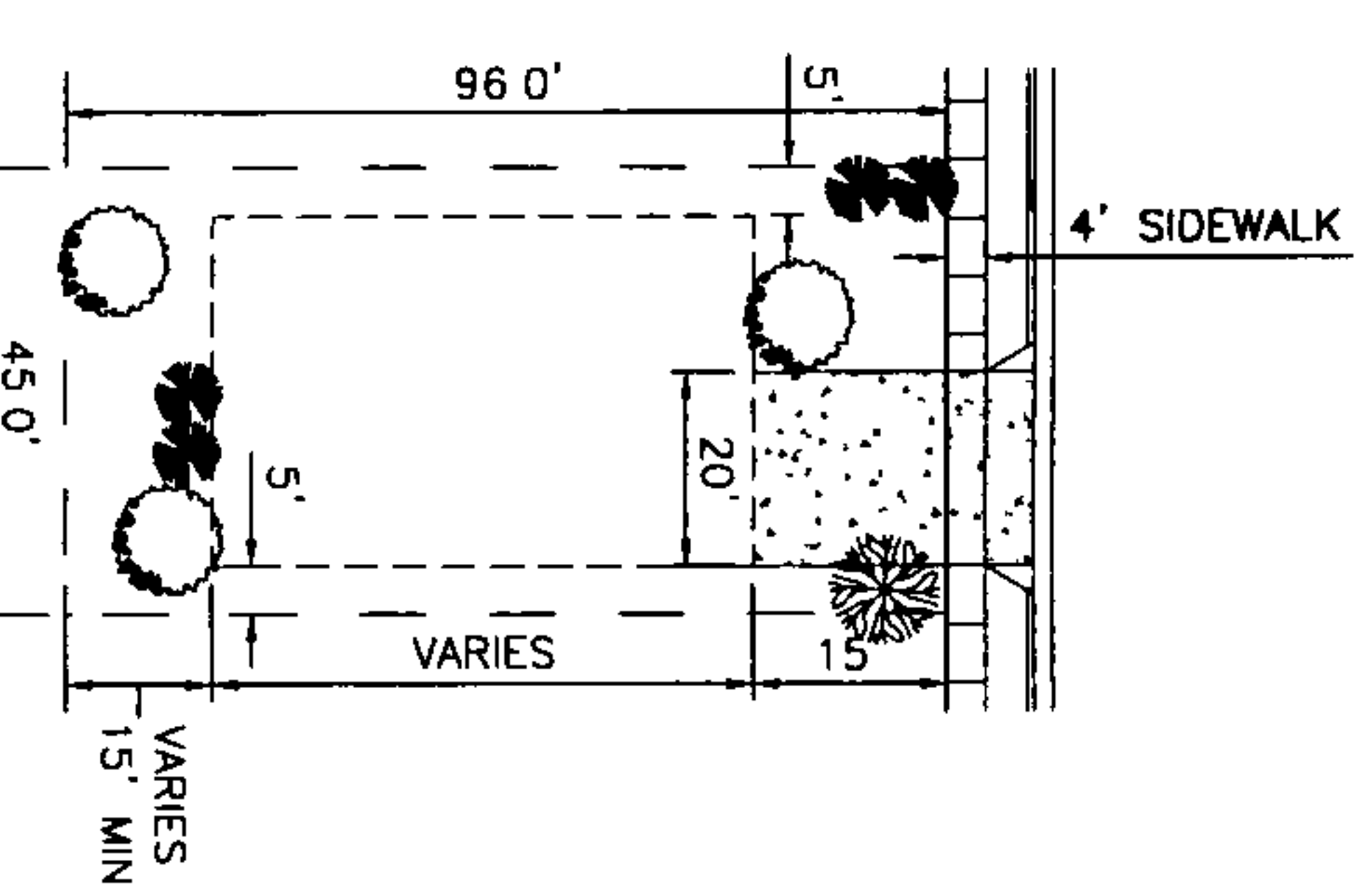
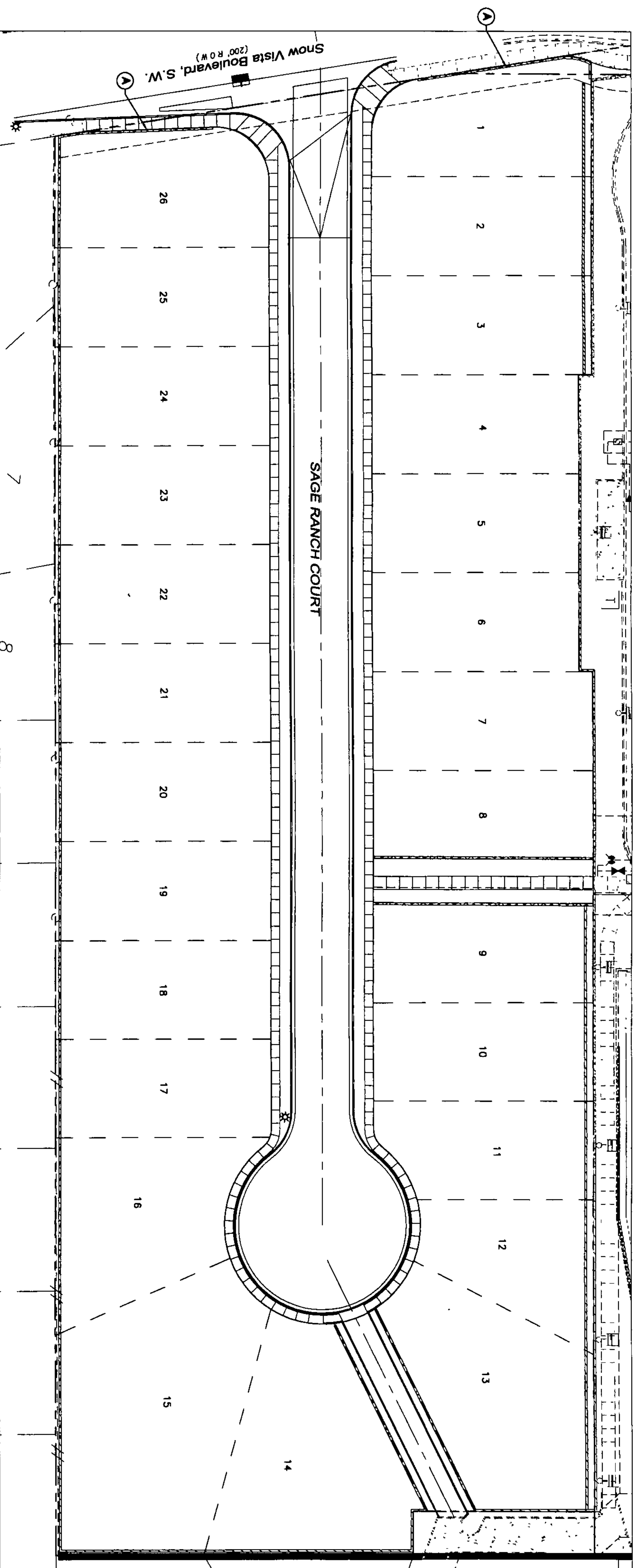
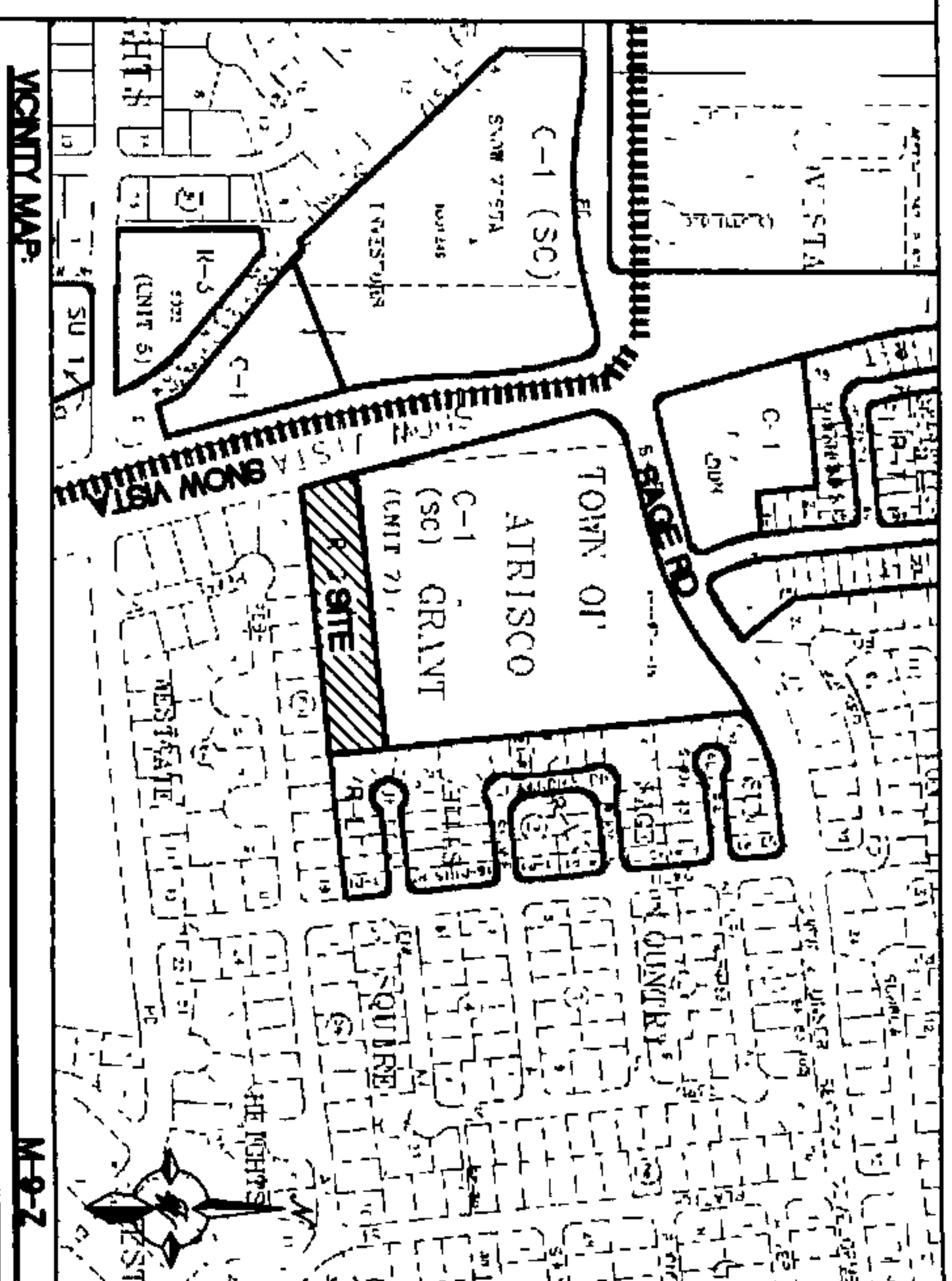
High Desert State Bank
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 26015 Submittal Fee

2472
95-677/1070

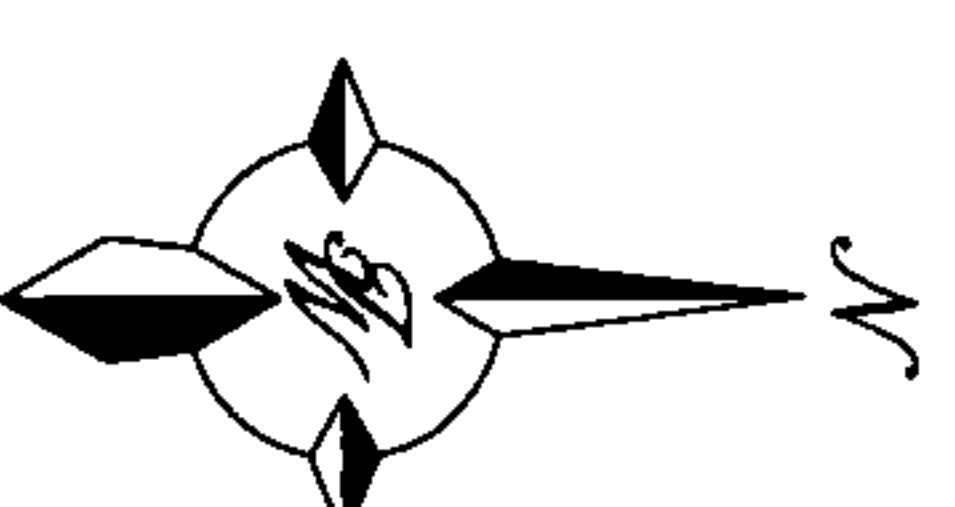
Security Features Details on Back.

Thank You



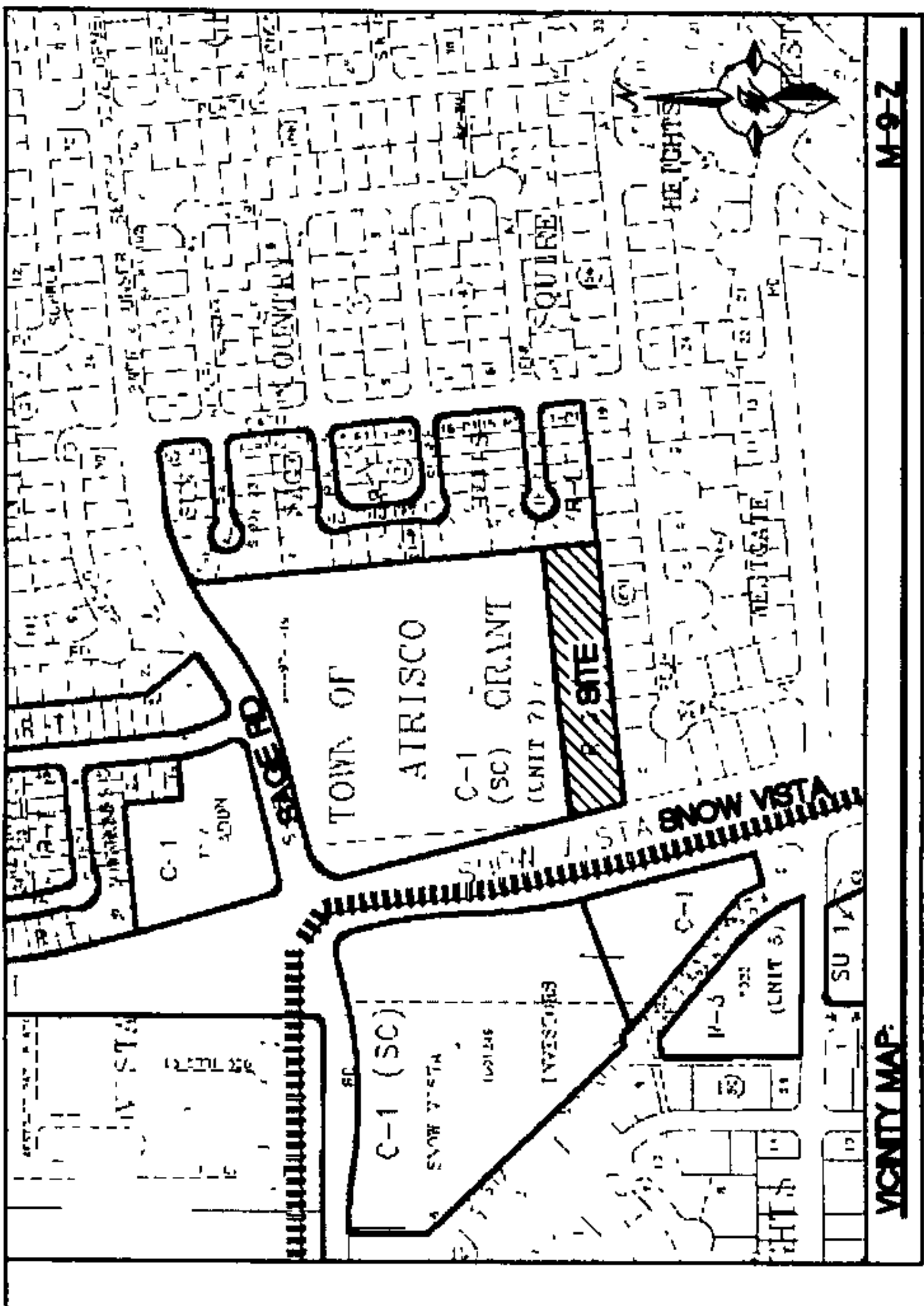
- LEGEND**
- | DESCRIPTION | SYMBOL |
|--|--------|
| PROPOSED SCREEN WALL | ————— |
| PROPOSED RETAINING WALL W/ SCREEN WALL | ————— |
| EXISTING FENCE | ————— |
| EXISTING CURB & GUTTER | ————— |
| FUTURE CURB & GUTTER | ————— |
| PROPOSED CURB & GUTTER | ————— |
| BOUNDARY LINE | ————— |
| EXISTING SIDEWALK | ————— |
| PROPOSED SIDEWALK | ————— |
| EXISTING SIDEWALK (DEFERRED) | ————— |
| RIGHT-OF-WAY | ————— |
| LOT LINES | ————— |
| EXISTING LOT LINES | ————— |

KEYED NOTES
① SCREEN WALL ONLY

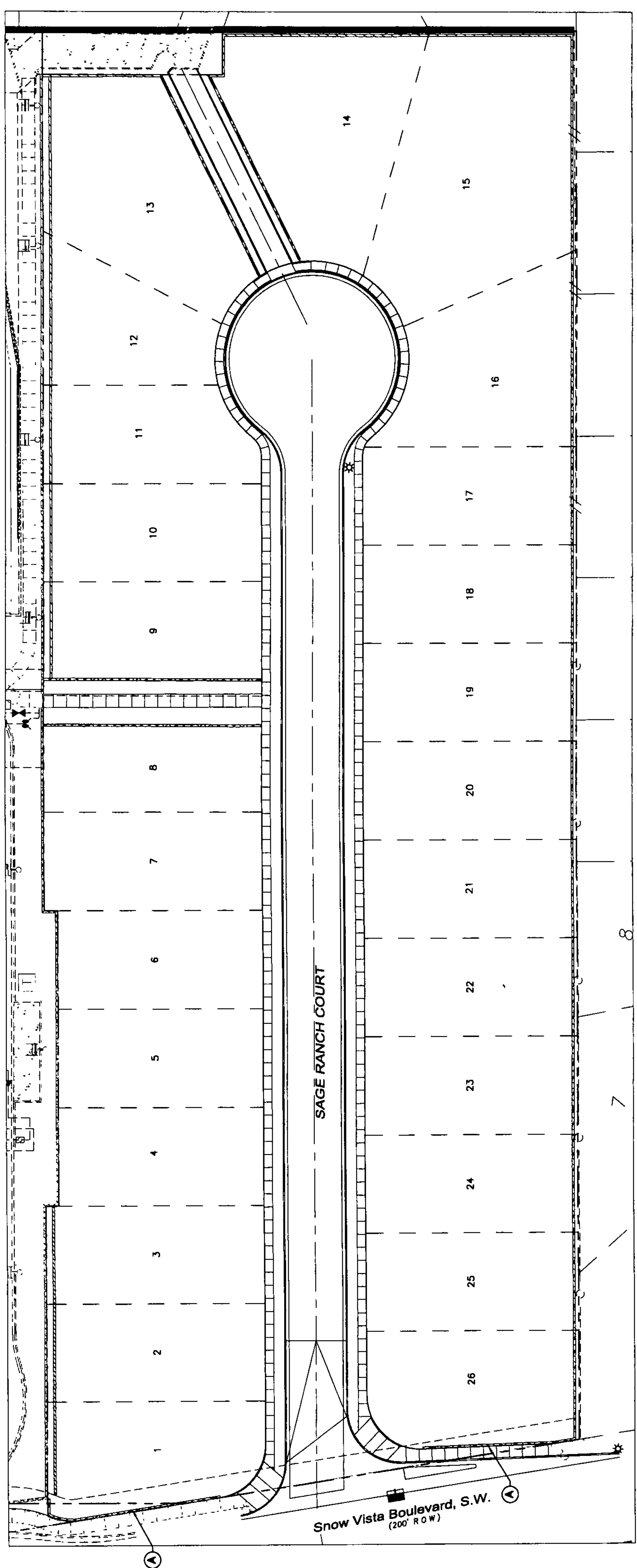


NOT TO SCALE

ENGINEER'S SCALE	DATE 07-31-06	DRAWN BY ET
SAGE RANCH	DATE	
RETAINING/ SCREEN WALL KEY MAP	DATE	
2615-well-architect.dwg	SHEET /	
THEIRA WEST LLC	1	
5809 FERNWOOD BLVD ALBUQUERQUE (505) 858-3100	JOB /	
ROWLD R BOHANNAN P.E. #7868	25016	



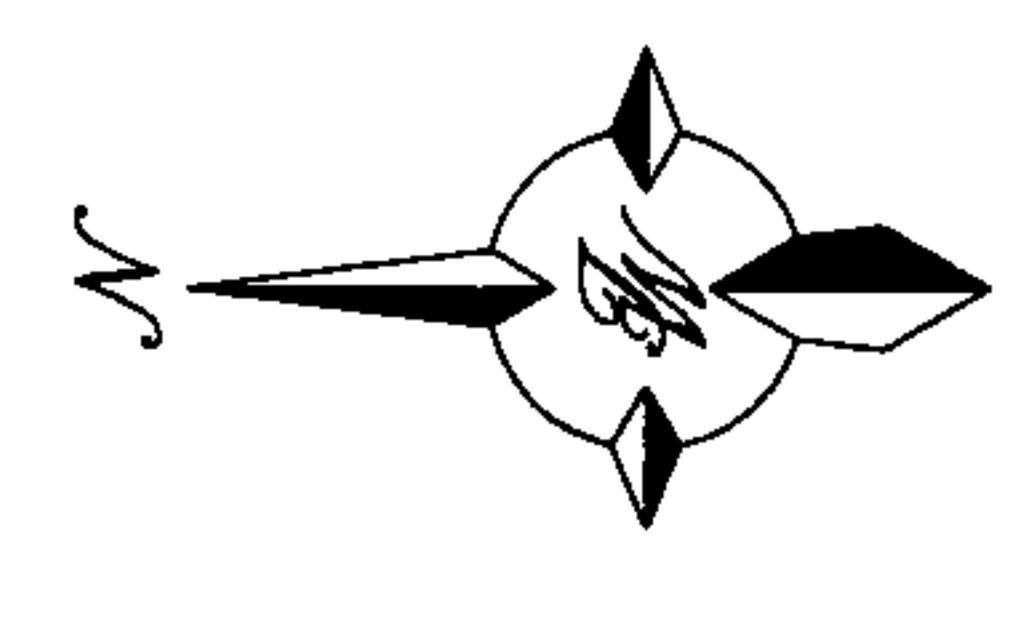
LEGAL DESCRIPTION
 PARCEL A-1-C, TOWN OF ARTISCO GRANT, UNIT 7



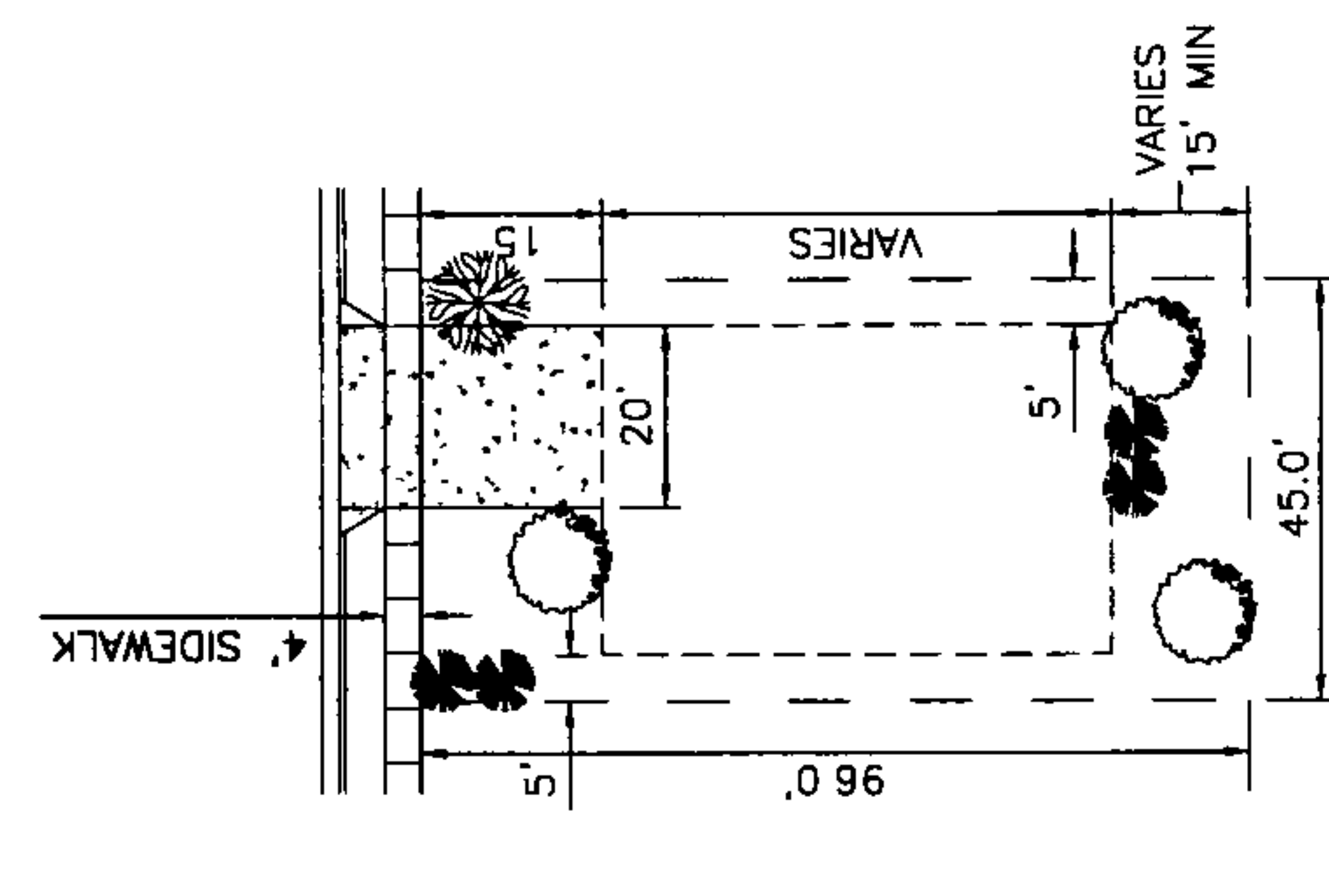
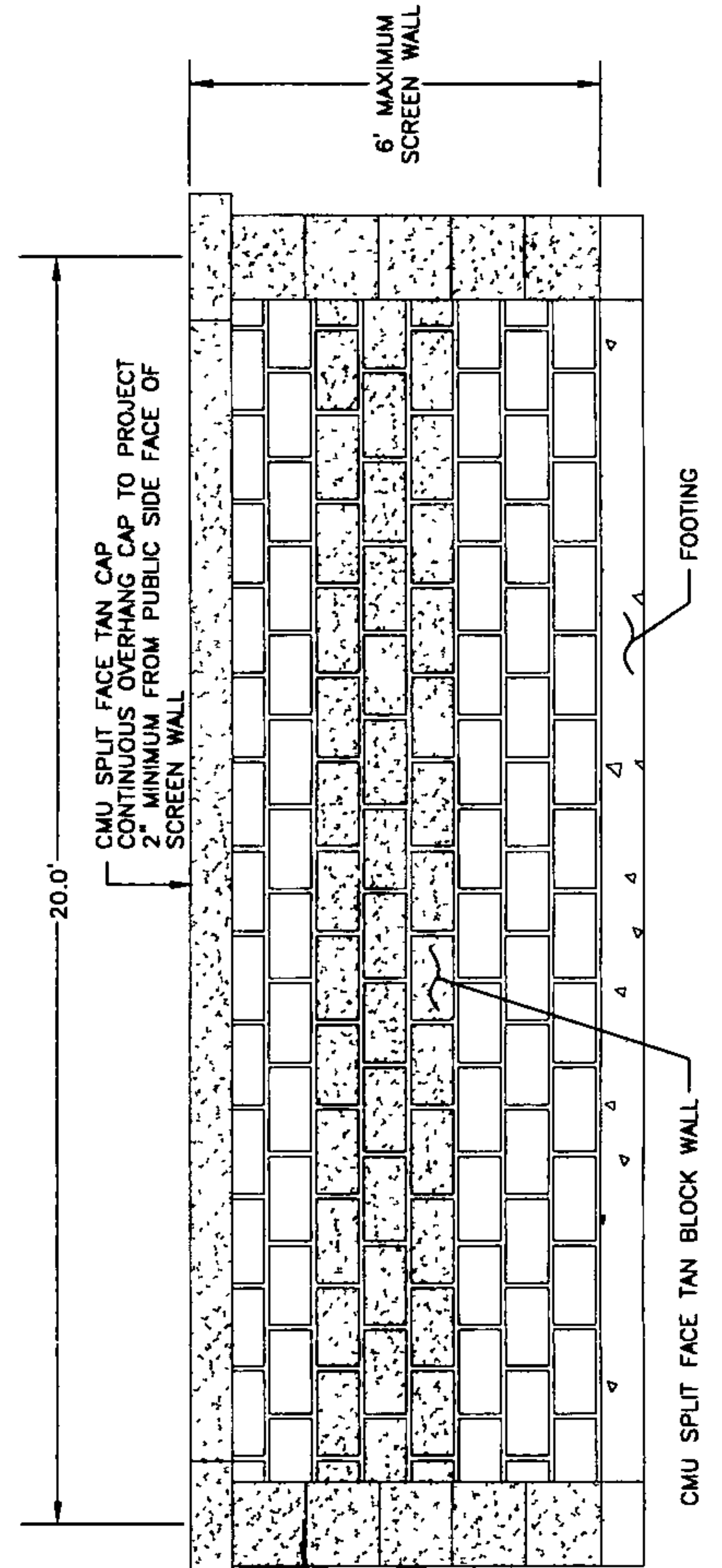
LEGEND

DESCRIPTION	SYMBOL
PROPOSED SCREEN WALL	--- ---
PROPOSED RETAINING WALL W/ SCREEN WALL	--- --- ---
EXISTING FENCE	---x---
EXISTING CURB & GUTTER	--- ---
FUTURE CURB & GUTTER	--- ---
PROPOSED CURB & GUTTER	--- ---
BOUNDARY LINE	---
EXISTING BOUNDARY LINE	---
PROPOSED SIDEWALK	--- ---
EXISTING SIDEWALK	--- ---
FUTURE SIDEWALK (DEFERRED)	--- ---
RIGHT-OF-WAY	---
LOT LINES	---
EXISTING LOT LINES	---

KEYED NOTES
 (A) SCREEN WALL ONLY



NOT TO SCALE



ENGINEER'S SEAL	SAGE RANCH	DRAWN BY ET	DATE 07-31-06
		2015-wall-entabl.dwg	SHEET # 1
RETAINING/ SCREEN WALL KEY MAP		JOB # 25016	
TIERBA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 (505)858-3100		RONALD R. BOHANNAN P.E. #7868	

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 8-20-05)

EXHIBIT "A"

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

Date Site Plan Approved: 9/13/06

Date Preliminary Plat Approved: 9/13/06

Date Preliminary Plat Expires: 9/13/07

DRB Project No: 100399-1

DRB Application No: 06DRB-01204

Sage Ranch Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A-1-C, Town of Atrisco Grant, Unit 7

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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		8"	Gravity SAS	Sage Ranch Court	Snow Vista Blvd	Existing SAS MH at East Property Line	/	/	/
		8"	Water PVC Line	Sage Ranch Court <i>Tract A</i>	Snow Vista Blvd	<i>Tract A PARCEL A-1-B</i>	/	/	/
		6"	Water PVC Line	Sage Ranch Court	Tract A	End of Cul-de-Sac	/	/	/
			Drop Inlet Modification	Snow Vista Blvd	Sage Road	Benavides Road	/	/	/
			Street Lights and Signs per DPM	Sage Ranch Court	Snow Vista Blvd	End of Cul-de-Sac	/	/	/
		13'	Concrete Rundown	Sage Ranch Court <i>Tract B</i>	End of Cul-de-Sac	Existing 15' Concrete Rundown	/	/	/
			Water Infrastructure to include Valves, Fittings, Valve Boxes and Fire Hydrants as required.						

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #

Size

Type of Improvement

Location

From

To

Sanitary Sewer to include Manholes and Service Connections as required

Construction Certification		
Private		City Cnst Engineer
Inspector	P.E.	
/	/	/
/	/	/
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/	/	/
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		6'	Sidewalk	Tract A	Sage Ranch Ct	North Rd	/	/	/
							/	/	/

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.

1 * All internal sidewalks deferred

2 Engineer's Certification of grading plan required for release of SIA RGS

3

AGENT / OWNER

Ronald R. Bohannon
NAME (print)

Tierra West LLC
FIRM

[Signature] 9/13/06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 9/13/06
DRB CHAIR - date

Christina Sandoval 9/13/06
PARKS & RECREATION - date

[Signature] 9-13-06
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 9/13/06
UTILITY DEVELOPMENT - date

- date

Bradley L. Benjamin 9/13/06
CITY ENGINEER - 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...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Frontera Development Inc. PHONE: 480-315-9600
 ADDRESS: 6263 N. Scottsdale Road, Suite 160 FAX: 480-315-9607
 CITY: Scottsdale STATE AZ ZIP 85250 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: Major Subdivision Preliminary Plat Approval & Vacation of Public Easement

TBK Sage Ranch Subdivision

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

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

Lot or Tract No. Tract A-1-C Block: _____ Unit: 7
 Subdiv. / Addn. Town of Atrisco Grant
 Current Zoning: R-LT Proposed zoning: Same
 Zone Atlas page(s): M-9 No. of existing lots: 2 No. of proposed lots: 26
 Total area of site (acres): 3.7442 Density if applicable: dwellings per gross acre: 6.94 dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 100905517940820802 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Snow Vista Boulevard SW
 Between: Sage Road SW and Reba Avenue SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Z79-154
05EPC-0364,0365,0366,0367/05DRB-01293,01294/06DRB-00437

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

SIGNATURE [Signature] DATE 8/17/06
 (Print) Ronald R. Bohannan, PE 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
06DRB - 01206
06DRB - 01207
06DRB - 01208

Action	S.F.	Fees
<u>PP</u>	<u>5(2)</u>	<u>\$1050.00</u>
<u>VPE</u>	<u>✓</u>	<u>\$ 45.00</u>
<u>IDS</u>	<u>✓</u>	<u>\$ 0.00</u>
<u>ADV</u>	<u>—</u>	<u>\$ 75.00</u>
<u>CMF</u>	<u>—</u>	<u>\$ 20.00</u>
Total		<u>\$ 1190.00</u>

Hearing date 09/13/06

Sandy Handley 08/18/06

Project # 1003991

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Proposed Infrastructure List
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed plat
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - N/A **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.

RONALD R. BOHANNAN, P.E.
 Applicant name (print)
8/17/06
 Applicant signature / date



Form revised 11/04

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

Application case numbers
06 DRB - 01206

Sandy Handberg 08/18/06
 Planner signature / date
Project # 1003991

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. (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately ONE MONTH after the filing deadline. 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 (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the variance or waiver
- Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. 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 (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the deferral or extension
- Any original and/or related file numbers are listed on the cover application

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

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the vacation
- Letter of authorization from the grantors and the beneficiaries
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

RONALD R. BOHANNAN, P.E.
 Applicant name (print)

 Applicant signature / date
 01/17/06



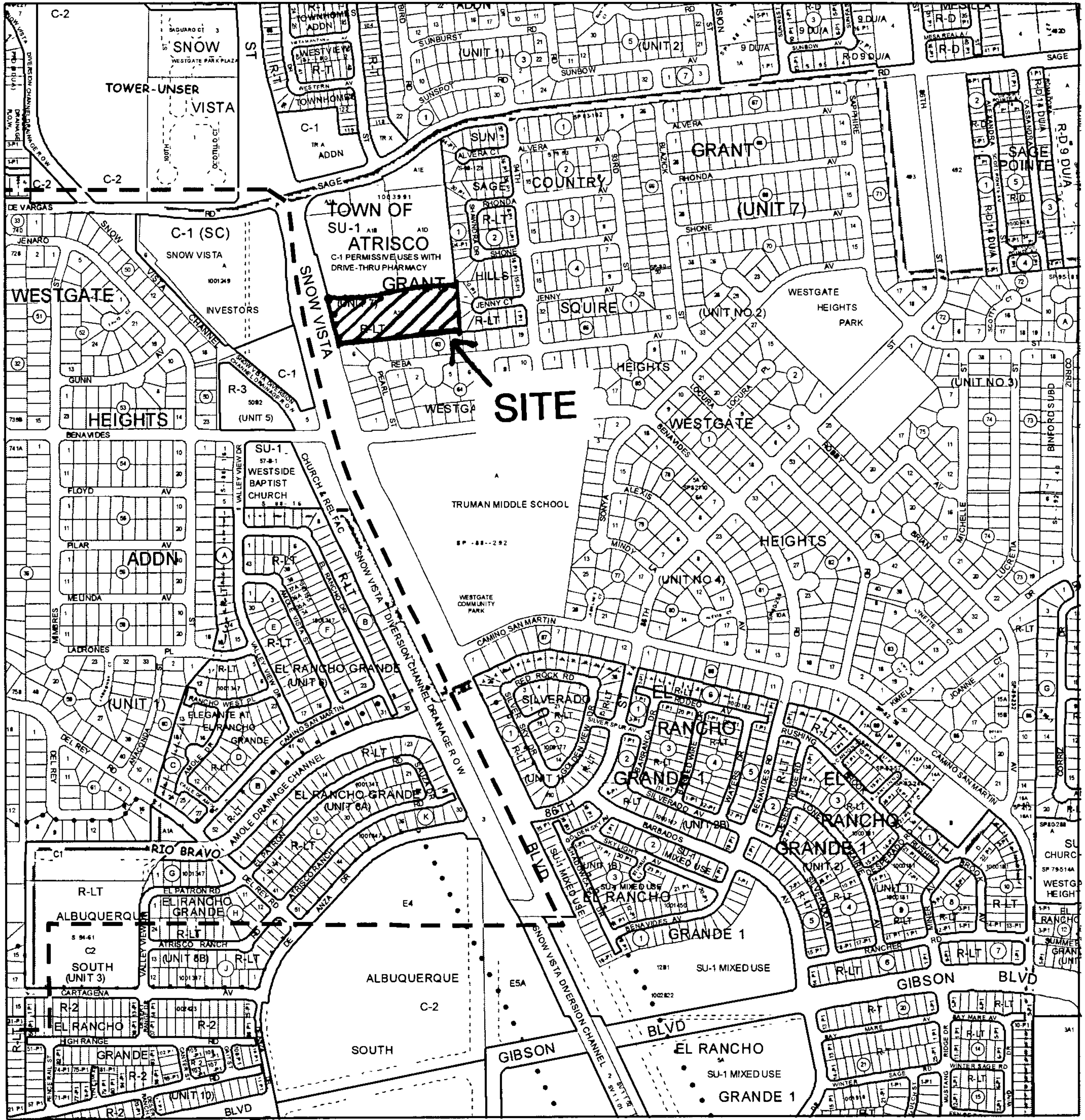
Form revised 4/03 and October 2003

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

Application case numbers
 06DRB - 01207
 06DRB - 01208

Sandy Handley 08/18/06
 Planner signature / date

Project # 1003991



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

Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-09-Z

Selected Symbols

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

0 750 1 500 Feet

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 17, 2006

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Preliminary Plat Approval, Vacation of Public Easement &
Temporary Deferral of Sidewalk Construction
Sage Ranch Subdivision
DRB # 1003991, Zone Atlas page M-9**

Dear Ms. Matson:

Tierra West LLC, on behalf of Frontera Development Inc., requests approval of the Preliminary Plat, Vacation of Public Easement and Temporary Deferral of Sidewalk Construction for the above-referenced subdivision. The site is located on Snow Vista Boulevard SW between Sage Road SW and Reba Avenue SW, is currently zoned R-LT and contains approximately 3.7442 acres. Our client proposes to develop 26 single family lots.

Water and Sewer availability was requested in conjunction with the adjacent development of the Wal-Mart Neighborhood Market and a copy has been included for your reference. The drainage report was submitted to the Hydrology Department on July 10, 2006. The infrastructure list has also been included for consideration with this application.

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

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: Jay R. Schneider
David Bonsall
Matthew Archuleta, Westgate Heights N.A.
Libby McIntosh, Westgate Heights N.A.

JN: 26015
RRB/SA/kdk

FORM DRWS: DRAINAGE REPORT/WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: SAGE RANCH SUBDIVISION

AGIS MAP #: M-9

LEGAL DESCRIPTION: TRACT A-1-C, UNIT 7, TOWN OF ATRISCO GRANT

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 de Sol) on 07-10-2006 (Date).

Keli D. Krueger
Applicant/Agent

8/18/06
Date

Hydrology Division Representative

Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza de Sol) on 08-29-2005 (Date).

Keli D. Krueger
Applicant/Agent

8/18/06
Date

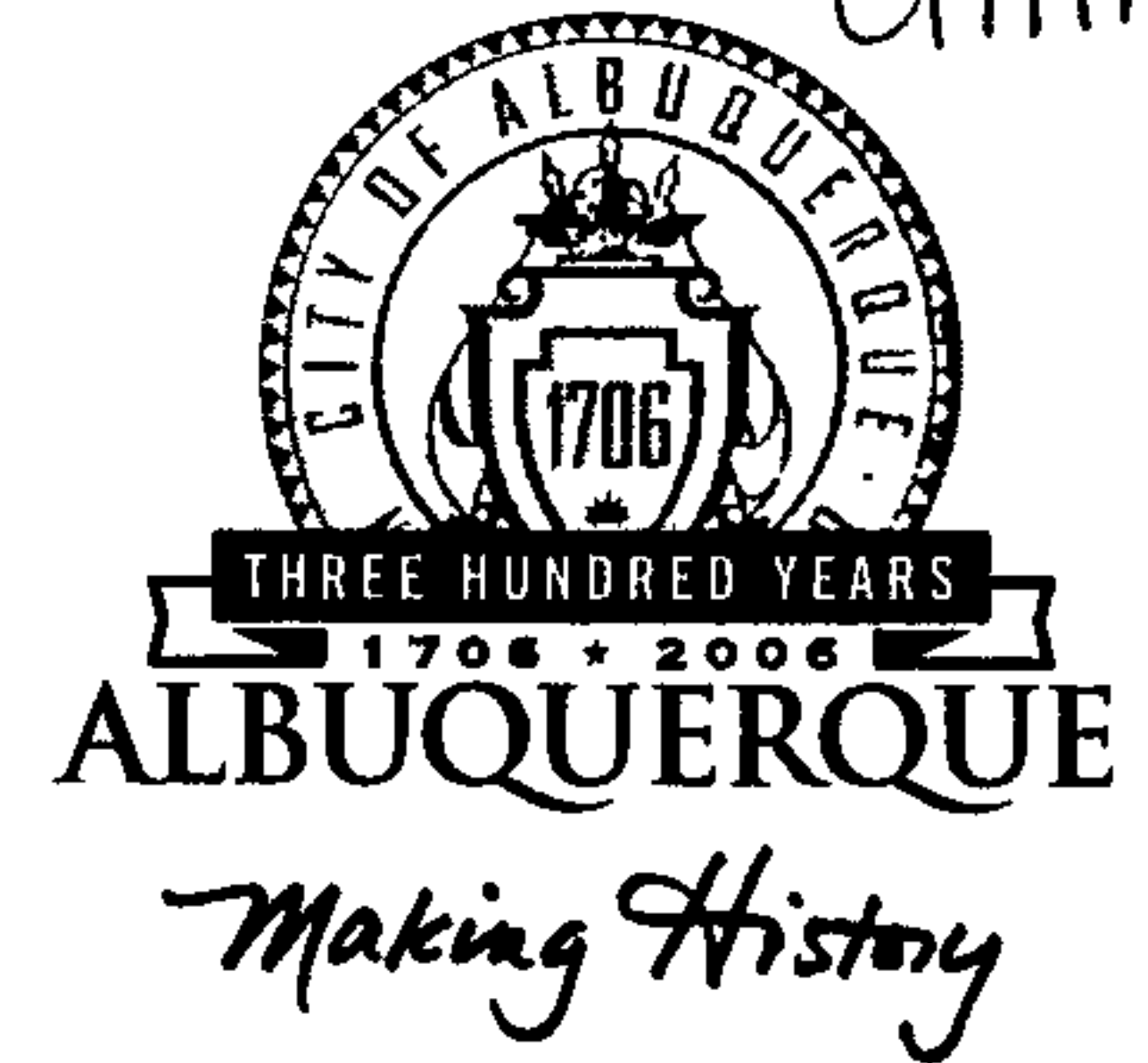
See attached letter
Utilities Division Representative

Date

CITY OF ALBUQUERQUE

25020
Utilities

August 29, 2005



Ms. Sarah Abeyta
Tierra West, LLC
8509 Jefferson NE
Albuquerque, NM 87113

RE: Water and Sanitary Sewer Availability Statement
Tracts A1 of the Town of Atrisco Grant Unit 7

M-9

Ms. Abeyta,

The project site is an undeveloped parcel of land located at the southeast corner of Sage / De Vargas and 98th Street / Snow Vista in northwest Albuquerque as shown on figure 1. Your request for service availability indicated that the site is to be subdivided so as to create a total of four (4) commercial properties on the north side and a 27-lot residential subdivision on the south side of the site. The largest commercial structure, a Wal-Mart, is to have a plan area on the order of 39,690 square feet.

Adjacent Infrastructure includes an 8-inch sewer and a 16-inch water line in Sage as well as a 30-inch and an 8-inch water line in Snow Vista. See figures 2 and 3. The water lines are within the 2W pressure zone with the exception of the 16-inch which transitions from 2W to zone 2WR pressure via an existing pressure reducing valve (PRV) located just east of the intersection of Sage and West Sky. I am concerned about the fact that you show an 8-inch water line existing in Sage for I can find no record of its existence. A 16 x 16 x 8 x 8 cross was constructed at the intersection with West Sky as part of project #2567.86. Sanitary sewer stubs for your property were also included as part of the construction of the infrastructure in Sage.

Infrastructure Improvements must include a new, looped, 8-inch water line. The proposed internal looping configuration does not allow for the residential water line and is therefore unacceptable. The new line will connect to the 16-inch in Sage, progress southward through the commercial portion of the development to the residential area, then west from the proposed cul-de-sac to the 8-inch in Snow Vista. This will necessarily involve a crossing of Snow Vista and the 42-inch storm drain therein. The 30-inch is **not available** for additional connections. As the paving in Snow Vista is permanent and that road is designated as a principal arterial, a directional bore will likely be required. The connection in Sage must be made at the 16 x 16 x 8 x 8 cross described above. Sanitary sewer service for the residential development will require the construction of a new 8-inch main within the internal right-of-way. This line will drain east and outfall to the 8-inch main in the Jenny Road cul-de-sac via the existing 8-inch stub. Refer to the record drawings for project #5623.81. The commercial properties may discharge directly to the sewer in Sage. All sewers internal to the commercial development will be privately owned and maintained.

Fire Protection: Structures with plan areas greater than or equal to 18,000 square feet must have fire hydrants located within 300-feet of every portion of the building. That distance criteria may be extended to 450-feet for smaller structures. At least one (1) new hydrant must be included within the residential right-of-way. All fire hydrant locations must be approved by the Fire Marshal's office.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

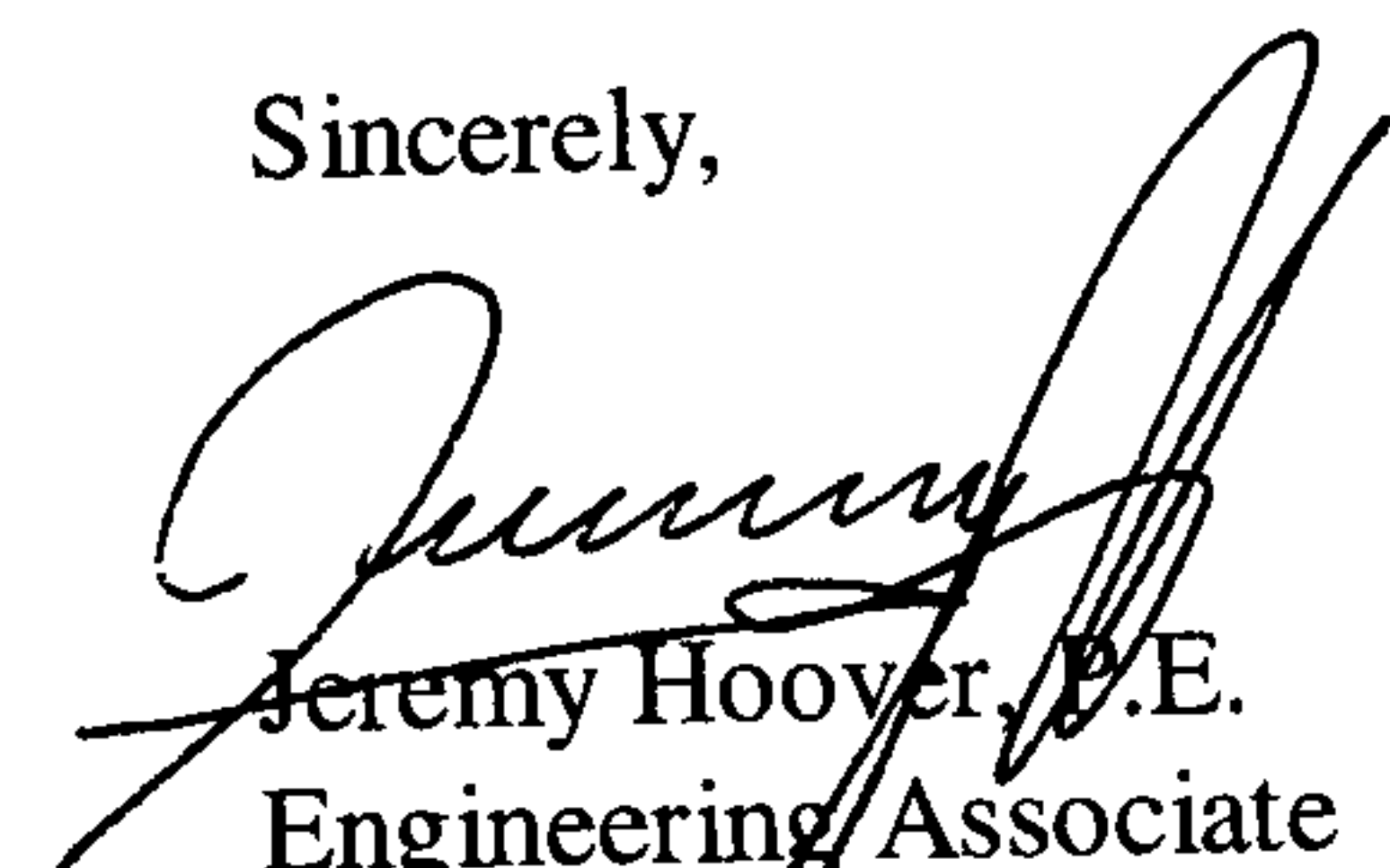
Design and Construction of all required improvements will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque via the DRC / City Work Order process. Designs must be by a licensed, New Mexico registered, professional engineer. Construction must be by a licensed, bonded, public utility contractor.

Easements: Albuquerque Bernalillo County Water Authority public water and sewer easements are required for all lines to be constructed outside of dedicated rights-of-way. Minimum easement widths shall be 20-feet for single lines and 25-feet where both water and sanitary sewer lines are included. The southeastern commercial property must have its sewer drain line located within a private service line easement. Acceptable easements must be documented on the final site plan prior to DRB approval.

Costs and Fees: In addition to the construction costs, both sanitary sewer and metered water services will be subject to Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Closure: This statement of availability will remain in effect for a period of one (1) year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Albuquerque Bernalillo County Water Utility (ABCWU) as soon as possible. If you have any questions regarding the statements presented herein or need additional information, feel free to contact the undersigned at 924-3987.

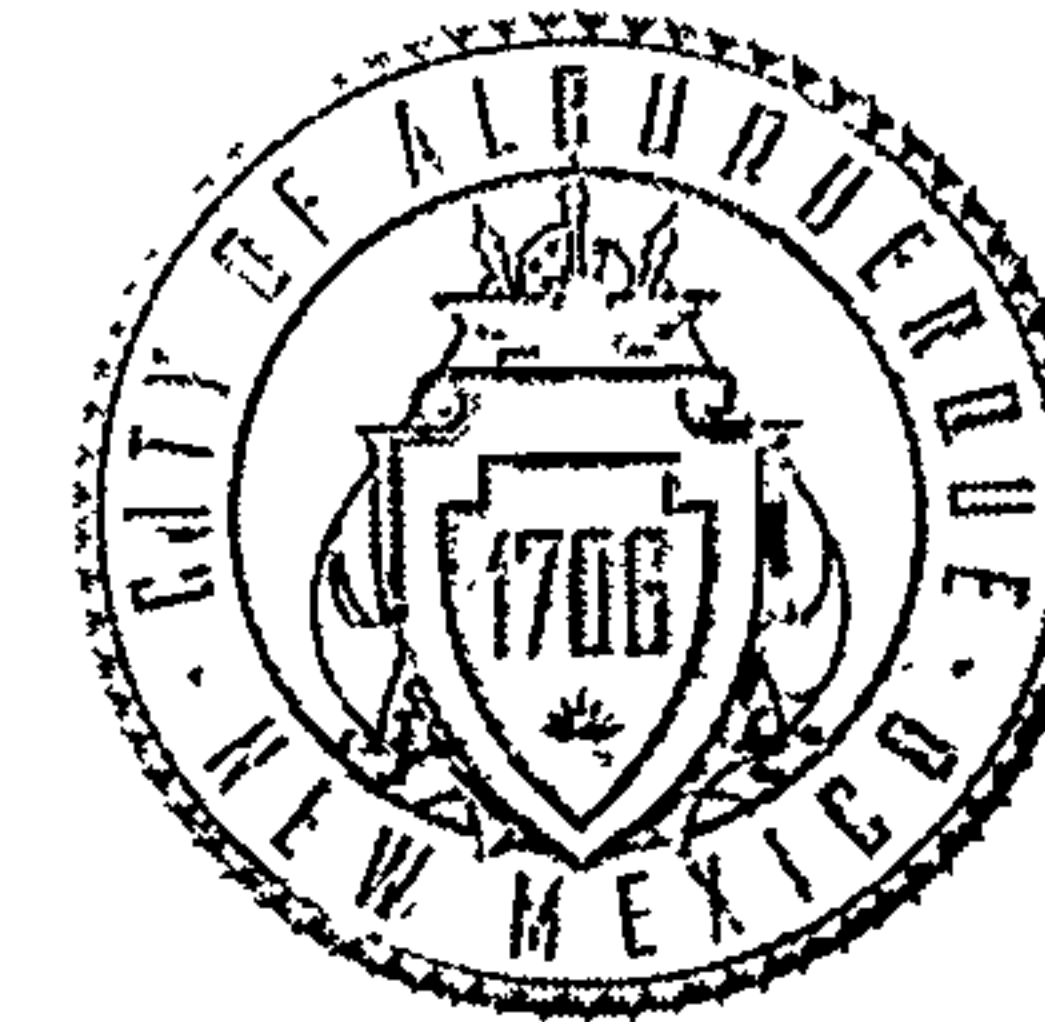
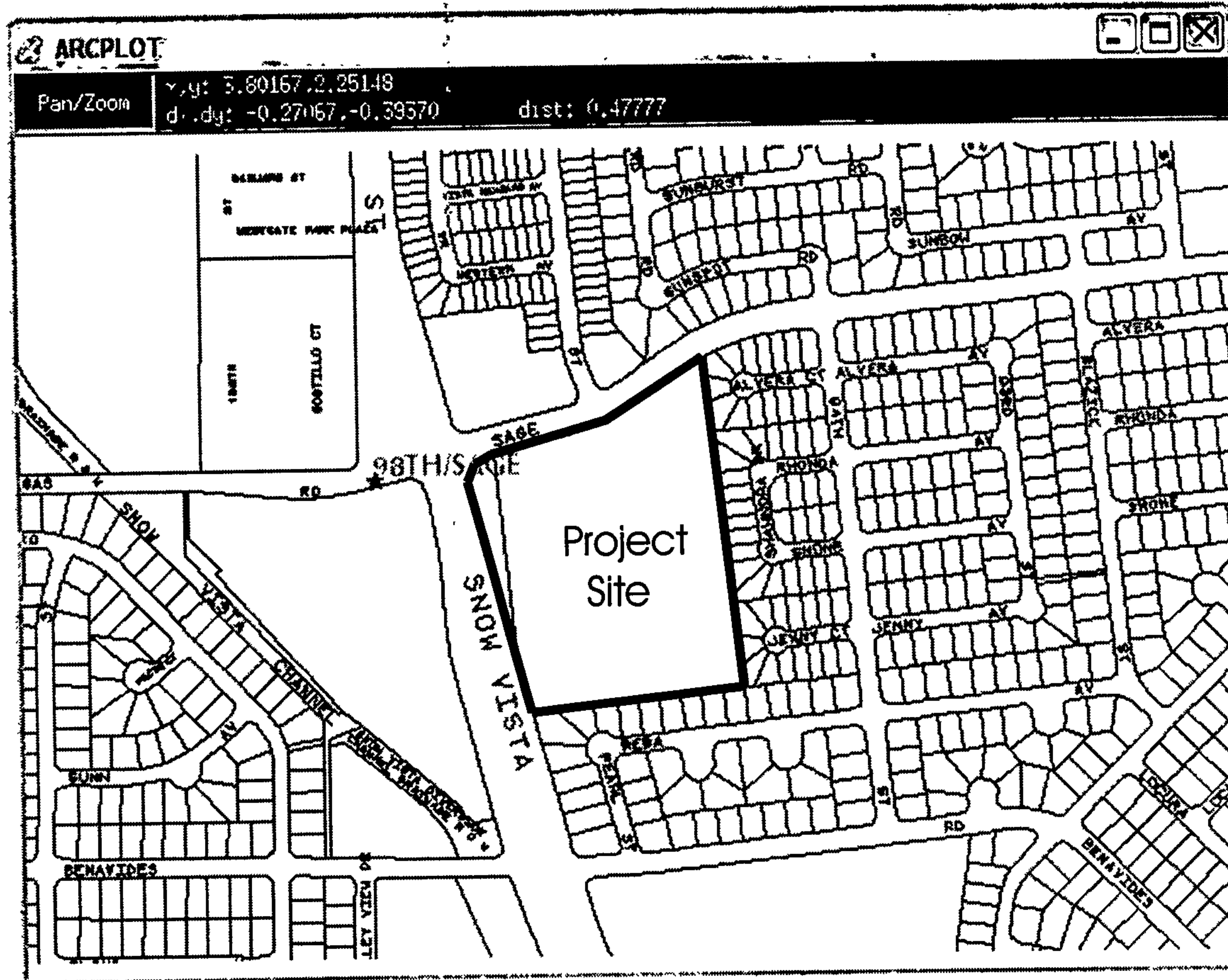
Sincerely,



Jeremy Hoover, P.E.
Engineering Associate
Utility Development Section
Water Utility Department

encl: Site and Infrastructure Maps (3)

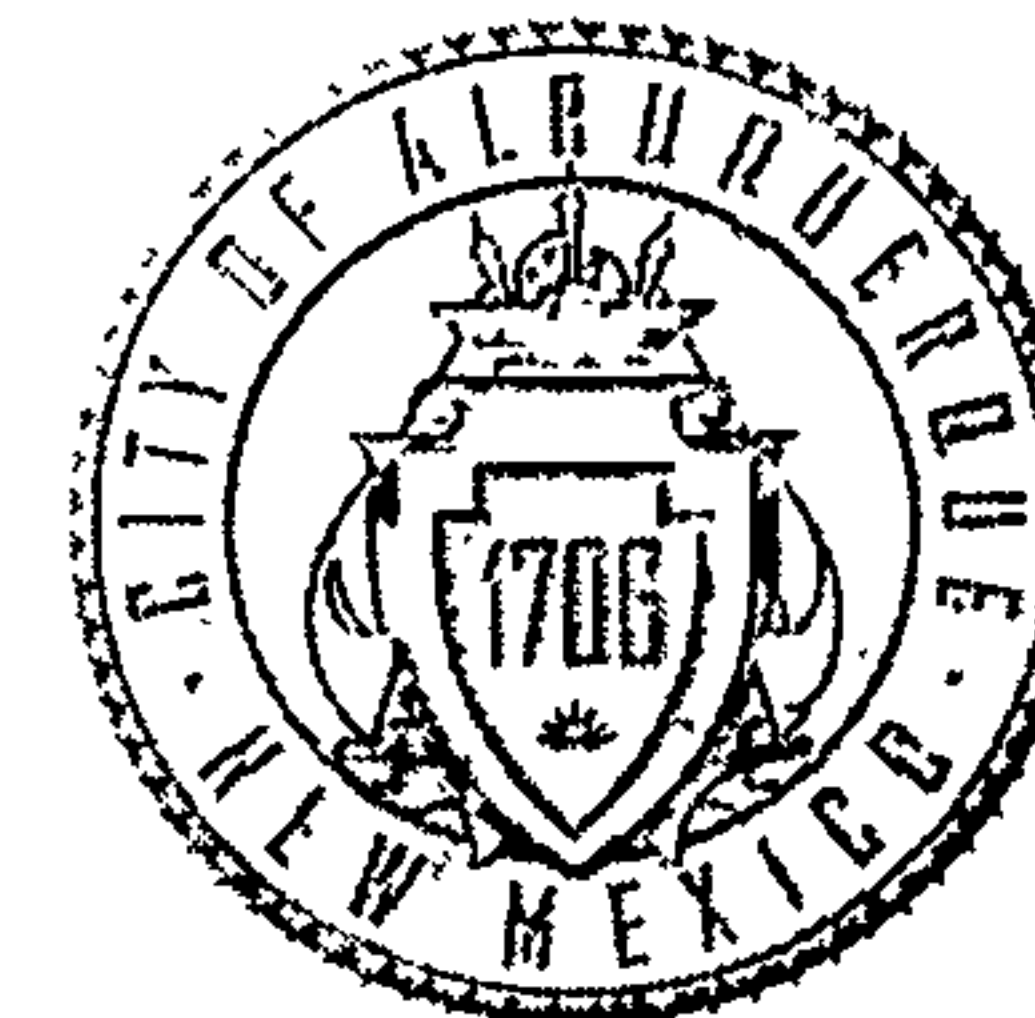
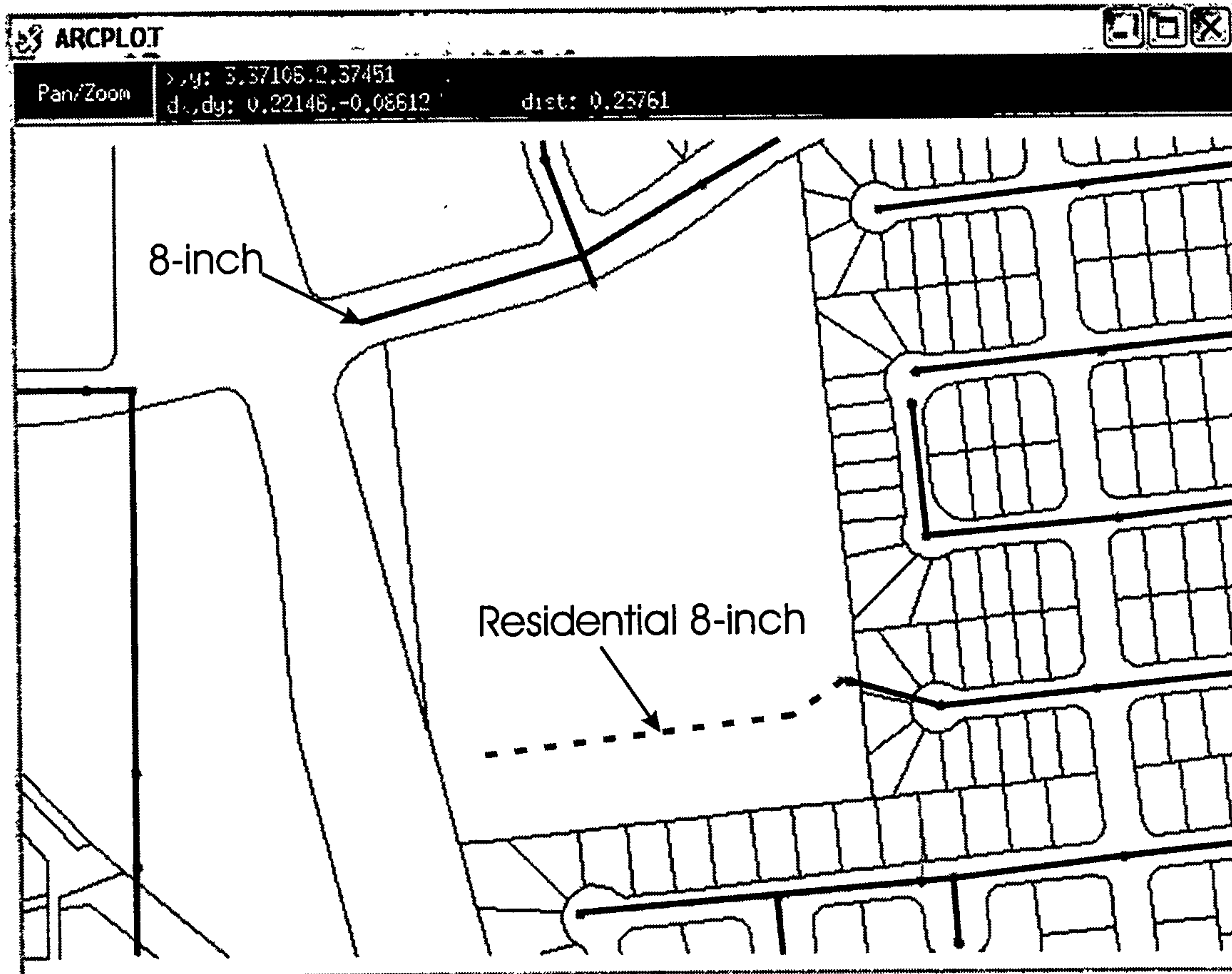
cc: f/ Readers #50723
f/ Availability M-9
f/ DRB #1003991



Availability Statement #50723
Site Map

Zone Atlas Page
M-9

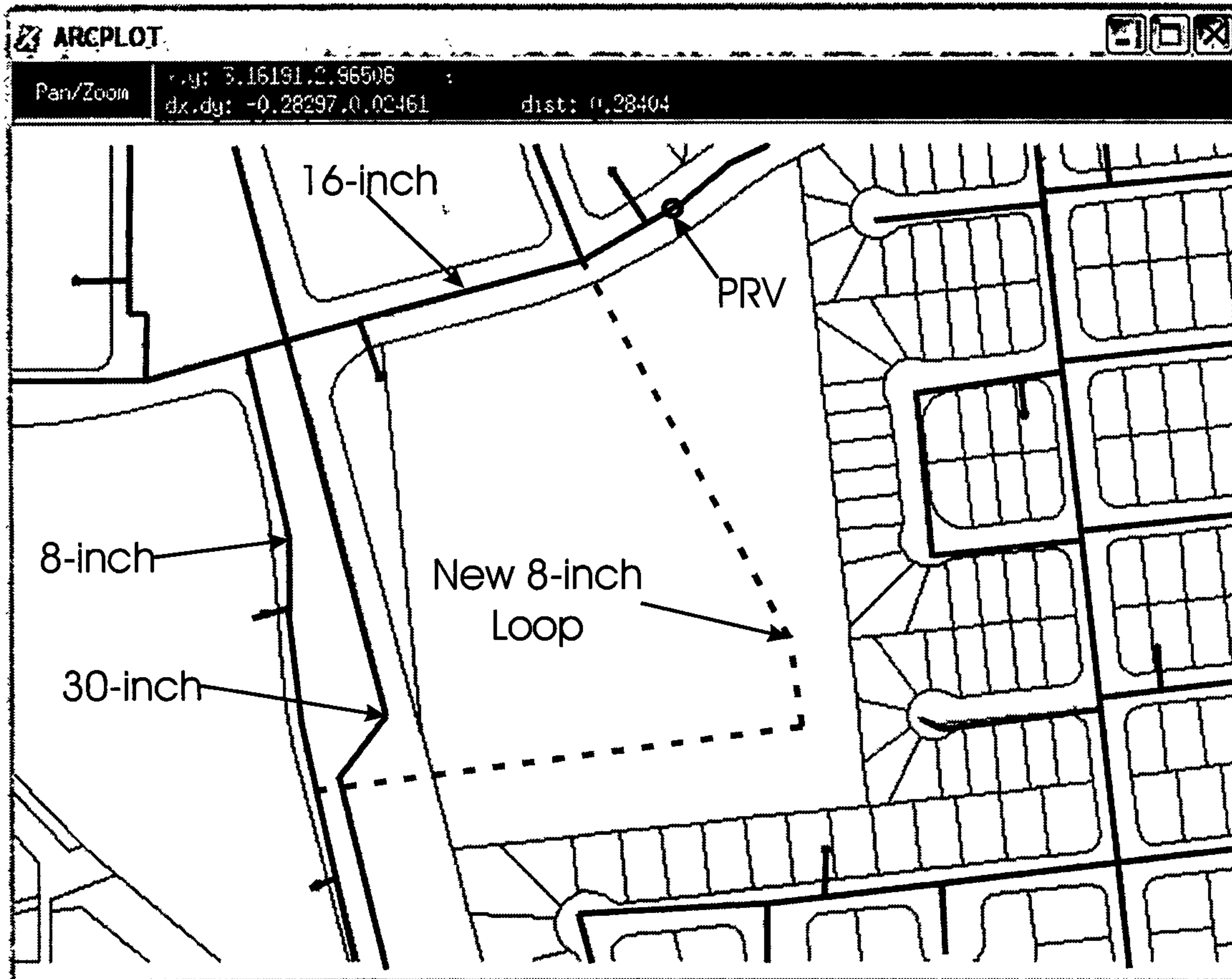
Figure
1



Availability Statement #50723
Sewer Map

Zone Atlas Page
M-9

Figure
2



Availability Statement #50723
Water Map

Zone Atlas Page
M-9

Figure
3

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION FAX: 924-3913
TOTAL OF (2) PAGES

From: KELI KRUEGER (kkrueger@tierrawestllc.com)

Subject: HOMEOWNERS ASSOCIATION INFORMATION
JN: 26015

Date: August 18, 2006

**PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED
HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:**

Tract A-1-C, Unit 7, Town of Atrisco Grant

LEGAL DESCRIPTION

LOCATED ON Snow Vista Boulevard SW

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Sage Road SW **AND** Reba Avenue SW

STREET NAME OR OTHER IDENTIFYING LANDMARK

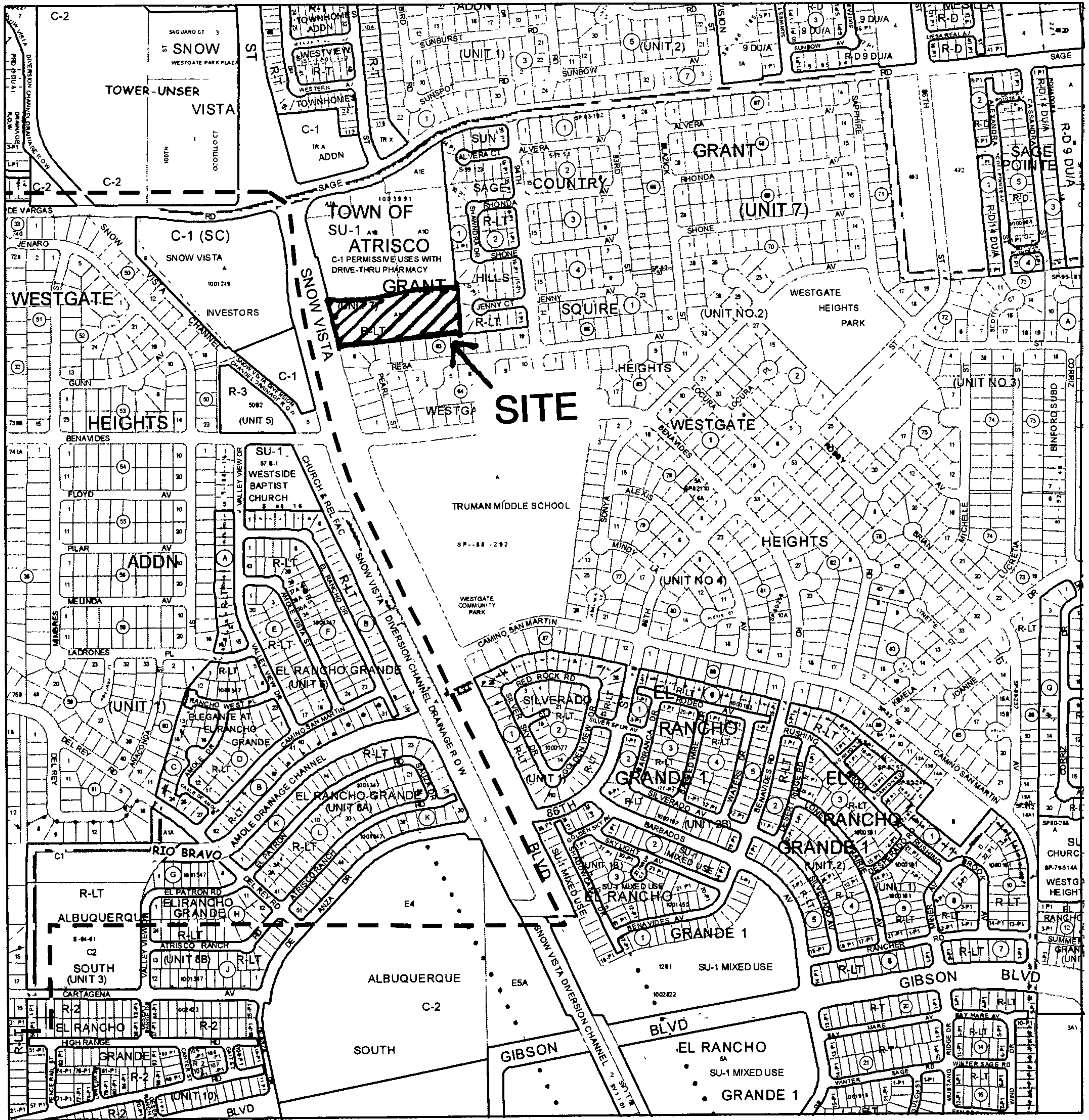
STREET NAME OR OTHER IDENTIFYING LANDMARK

**THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET: M-9
PLEASE CALL IF YOU HAVE ANY QUESTIONS.**

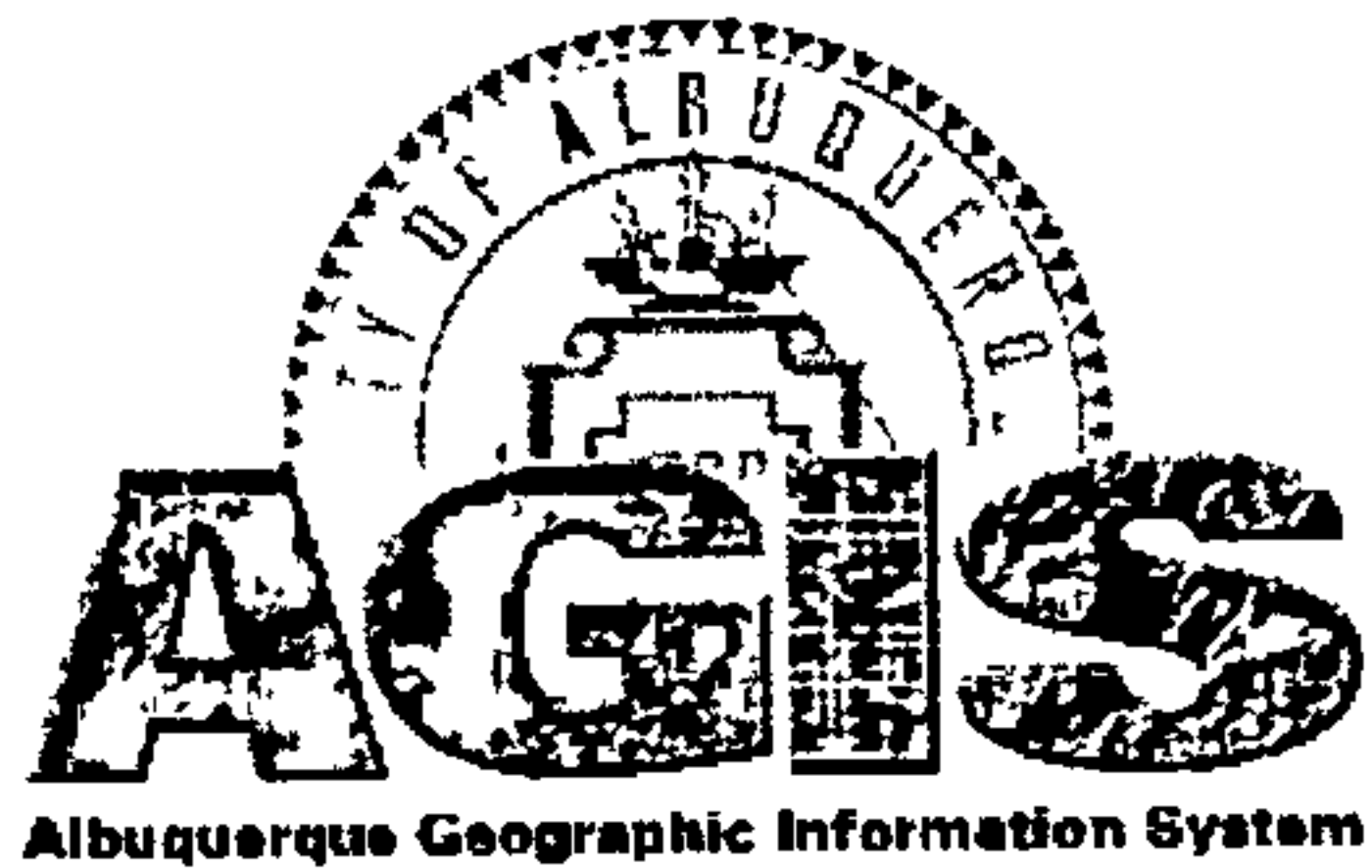
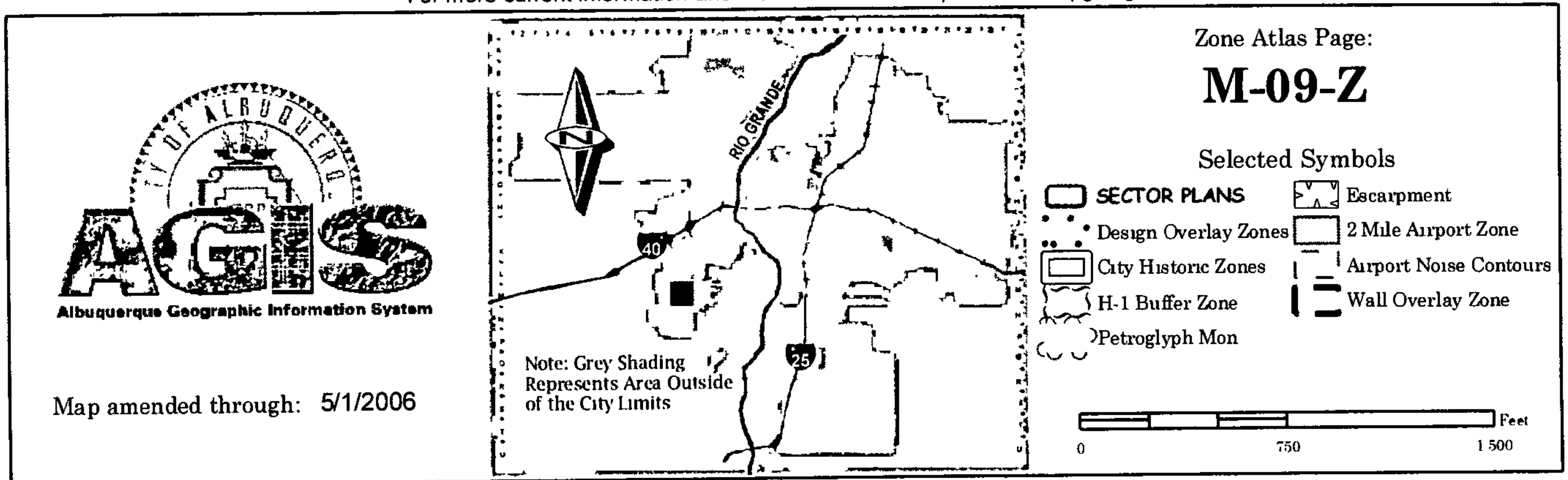
**SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR
ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE
TO CONTACT OUR OFFICE.**

**IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE,
PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY.
THANK YOU.**

C:ONC - NA Info Request.WPD



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



Map amended through: 5/1/2006

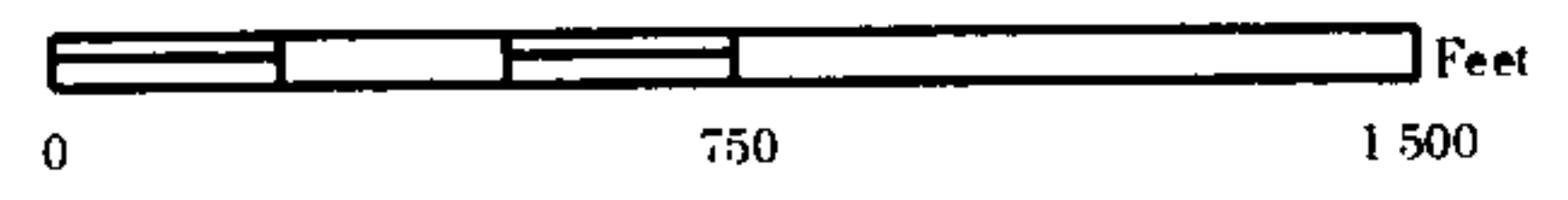
Note: Grey Shading Represents Area Outside of the City Limits

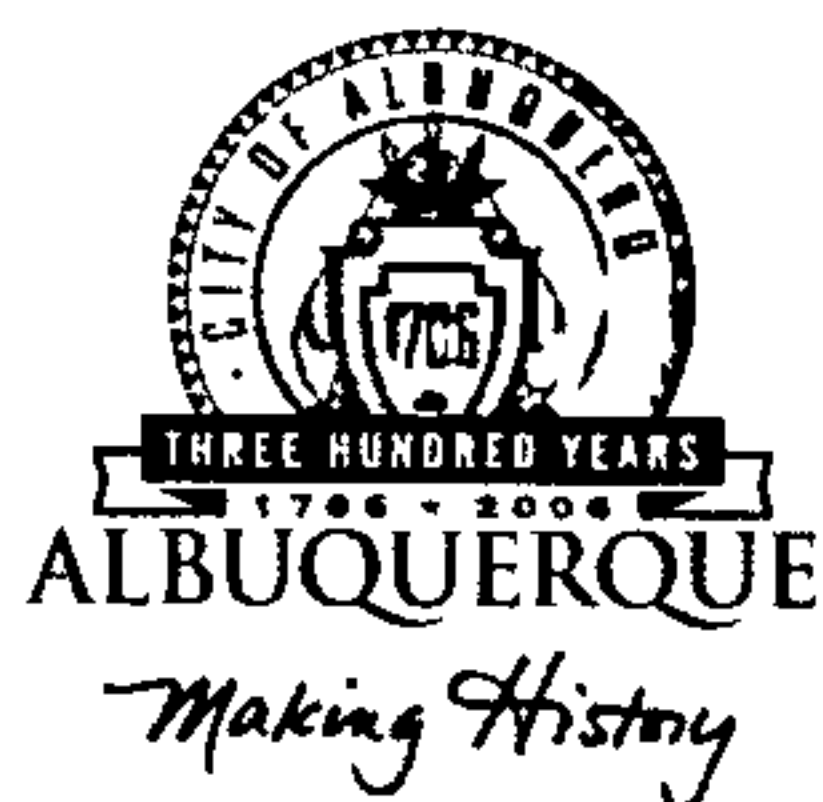
Zone Atlas Page:

M-09-Z

Selected Symbols

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





City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

August 17, 2006

~~June 21, 2006~~

Change OK'd

by Stephani Winklepleck

Keli Krueger

Tierra West, LLC

8509 Jefferson NE/87113

Phone: 858-3100/Fax: 858-1118

Email: kkrueger@tierrawestllc.com

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.

Dear Keli:

Thank you for your inquiry of **June 21, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT A-1-C, UNIT 7, TOWN OF ATRISCO GRANT, LOCATED ON SNOW VISTA BOULEVARD SW BETWEEN SAGE ROAD SW AND REBA AVENUE SW** zone map M-9.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

WESTGATE HEIGHTS N.A. (WGH) "R"

***Matthew Archuleta**

1628 Summerfield SW/87121 836-7251 (h)

Libby McIntosh

1316 Ladrones Ct. SW/87121 831-5189 (h)

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

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected 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.
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 associations may contact someone with questions or comments.

(below this line for OCNC use only)

Date of Inquiry: **06/21/06** Entered: **10:20 a.m.** ONC Rep. Initials: **SW**

You are not required by the O-92 Ordinance to “officially notify” these neighborhood associations of this project. You did request the names of the following “Unrecognized” associations in the area of the property to let them know.

WESTGATE VECINOS (WGV)

***Kelly Thomas**

1201 Jenaro SW/87121 264-6820 (h)

Sylvia Hayes

10016 Ladrones SW/87121

7005 1160 0000 09TT 5002

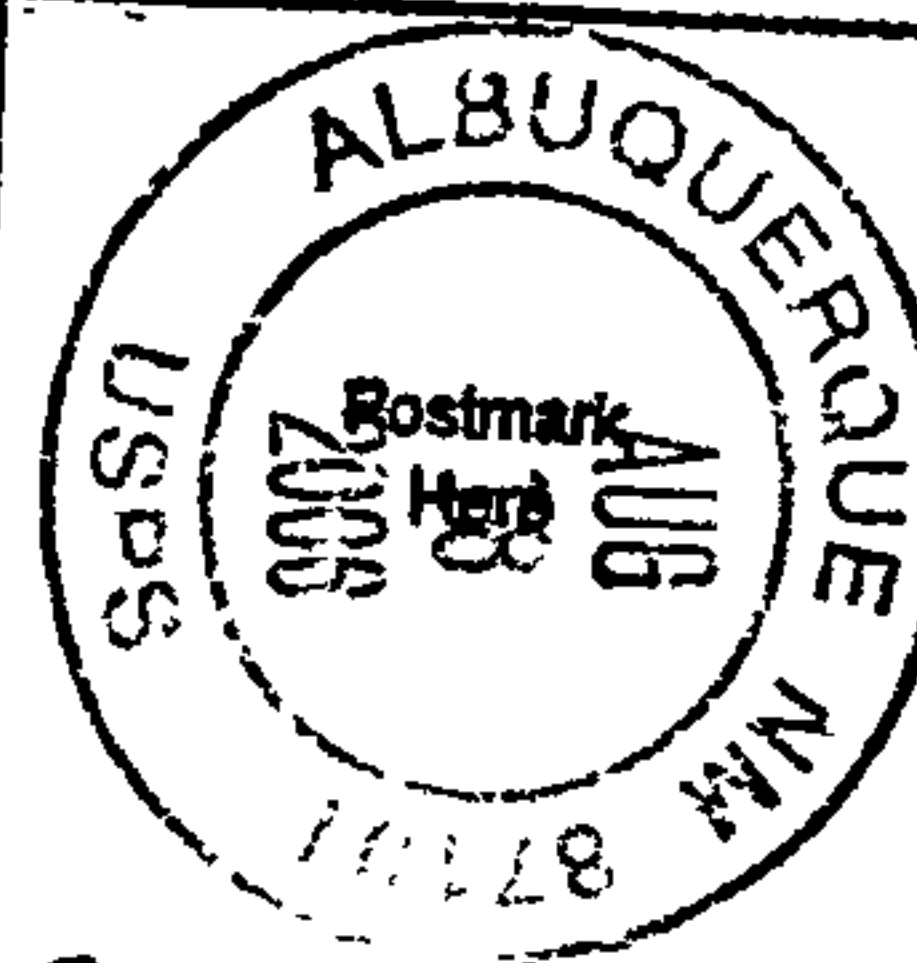
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Sent To **Matthew Archuleta** 26015 DRB
Westgate Heights N.A.
 Street, Apt. No., or PO Box No. **1628 Summerfield SW**
 City, State, ZIP+4 **Albuquerque, NM 87121**

PS Form 3800, June 2002

See Reverse for Instructions

7005 1160 0000 09TT 5002

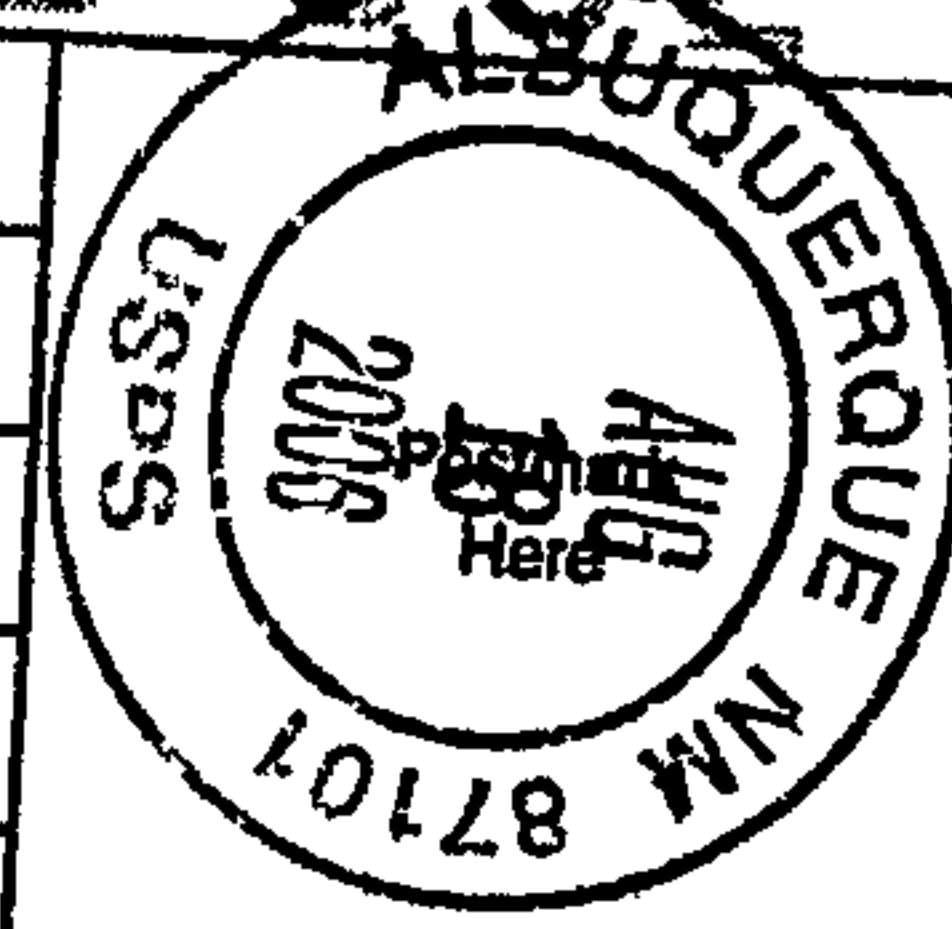
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Sent To **Libby McIntosh** 26015 DRB
Westgate Heights N.A.
 Street, Apt. No., or PO Box No. **1316 Ladrones Ct. SW**
 City, State, ZIP+4 **Albuquerque, NM 87121**

PS Form 3800, June 2002

See Reverse for Instructions

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Tierra West LLC DATE OF REQUEST: 06/21/06 ZONE ATLAS PAGE(S): M-9

CURRENT:

ZONING R-LT

PARCEL SIZE (AC/SQ. FT.) 45' x 100'

LEGAL DESCRIPTION:

LOT OR TRACT # A-1-C, Unit 7 BLOCK # _____

SUBDIVISION NAME Town of Atrisco Grant

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 []
		C) AMENDMENT []	OTHER [X]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION: ¹

OF UNITS: 26
BUILDING SIZE: 2,000 (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Keli D. Krueger DATE 7/15/06
(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 [X] BORDERLINE []

THRESHOLDS MET? YES [] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [X]
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 Lopez
TRAFFIC ENGINEER

7-19-06
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 or 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 [X]

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.*

Keli D. Krueger
APPLICANT

7/15/06
DATE

Required TIS and/or AQIA 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 / /

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

PAID RECEIPT

APPLICANT NAME FRONTERA DEVELOPMENT INC
AGENT TIERRA WEST LLC
ADDRESS 5571 MIDWAY PARK PL. NE
PROJECT & APP # 1003991/06 DRB 01206, 01207, 01208
PROJECT NAME SAGE RANCH SUBDIVISION

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 1095.00 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ 75.00 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 1190.00 TOTAL AMOUNT DUE

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

DO NOT CASH IF THIS DOCUMENT DOES NOT HAVE A LARGE FAINT IMAGE OF THE "SECURE DOCUMENT" LOGO OVER A FADING PATTERN OF THE WORDS "SECURE DOCUMENT"

FD SAGE MARKETPLACE, LLC
6263 N. SCOTTSDALE RD. SUITE 160
SCOTTSDALE, AZ 85250

WELLS FARGO BANK, N.A.
ARIZONA
91-527/1221

001106
7/31/2006

PAY TO THE ORDER OF: City of Albuquerque

One Thousand One Hundred Ninety and 00/100 *****
DOLLARS

MEMO: Plat Submittal Fee & Vac Easment Fee

001106 1221052781 2347043776

THE REVERSE SIDE OF THIS DOCUMENT MUST HAVE AN ARTIFICIAL WATERMARK AND COLORED SAFETY PANTOGRAPH. THIS PAPER IS ALTERATION PROTECTED.

DUPLICATE

City Of Albuquerque
Treasury Division

8/18/2006 10:51AM LOC: ANNX
RECEIPT# 00067157 WSH# 007 TRANSH# 0006
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$1,190.00
J24 Misc

\$20.00
Thank You

DUPLICATE

City Of Albuquerque
Treasury Division

8/18/2006 10:51AM LOC: ANNX
RECEIPT# 00067158 WSH# 007 TRANSH# 0006
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt \$1,190.00
J24 Misc

\$1,095.00
Thank you

DUPLICATE

City Of Albuquerque,
Treasury Division

8/18/2006 10:51AM LOC: ANNX
RECEIPT# 00067159 WSH# 007 TRANSH# 0006
Account 441018 Fund 0110
Activity 4971000 TRSKAL
Trans Amt \$1,190.00
J24 Misc

\$75.00
CK \$1,190.00
CHANGE \$0.00
Thank You

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from AUG. 29, 2006 To SEPT. 13, 2006

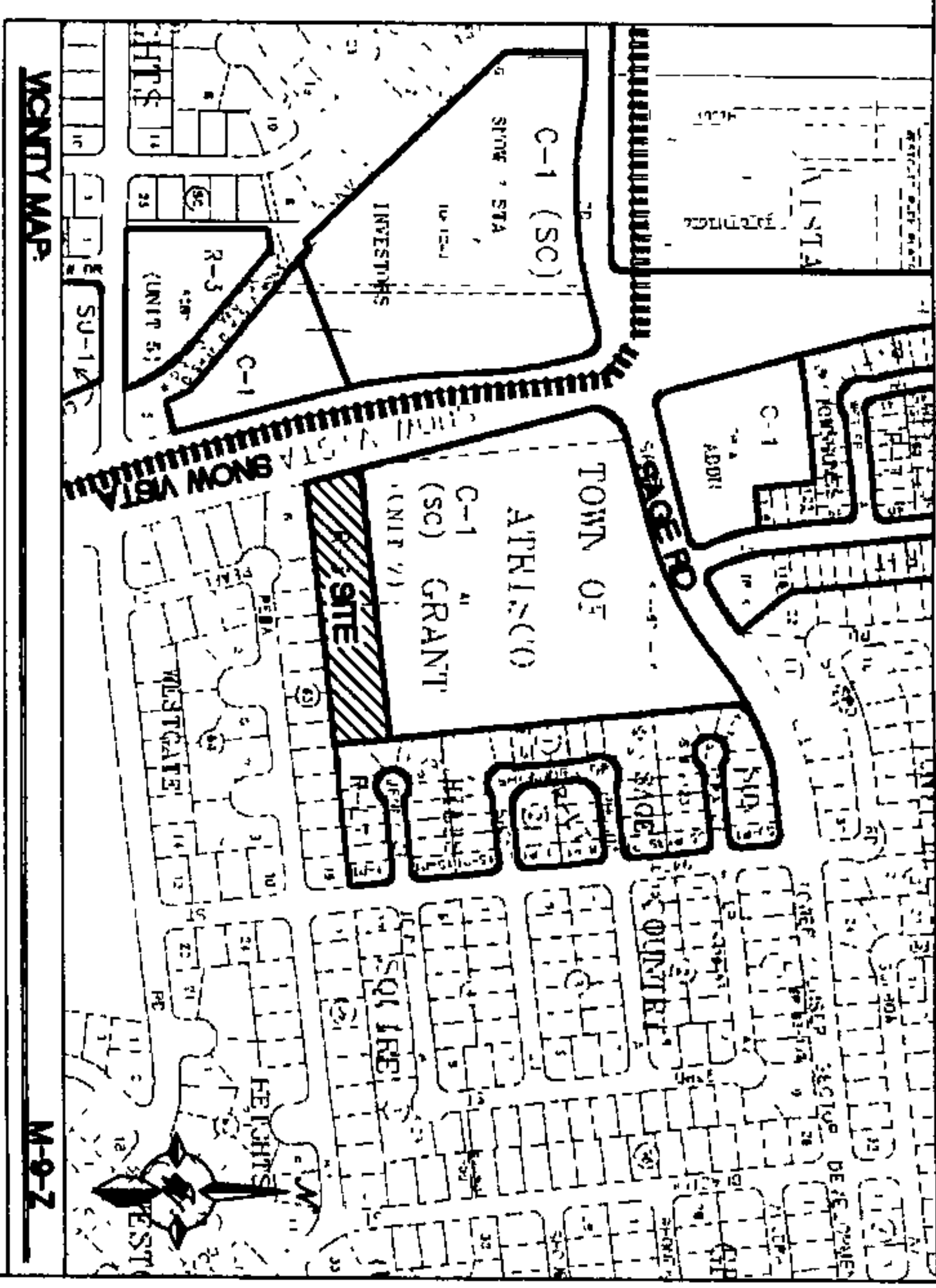
5. REMOVAL

- 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.

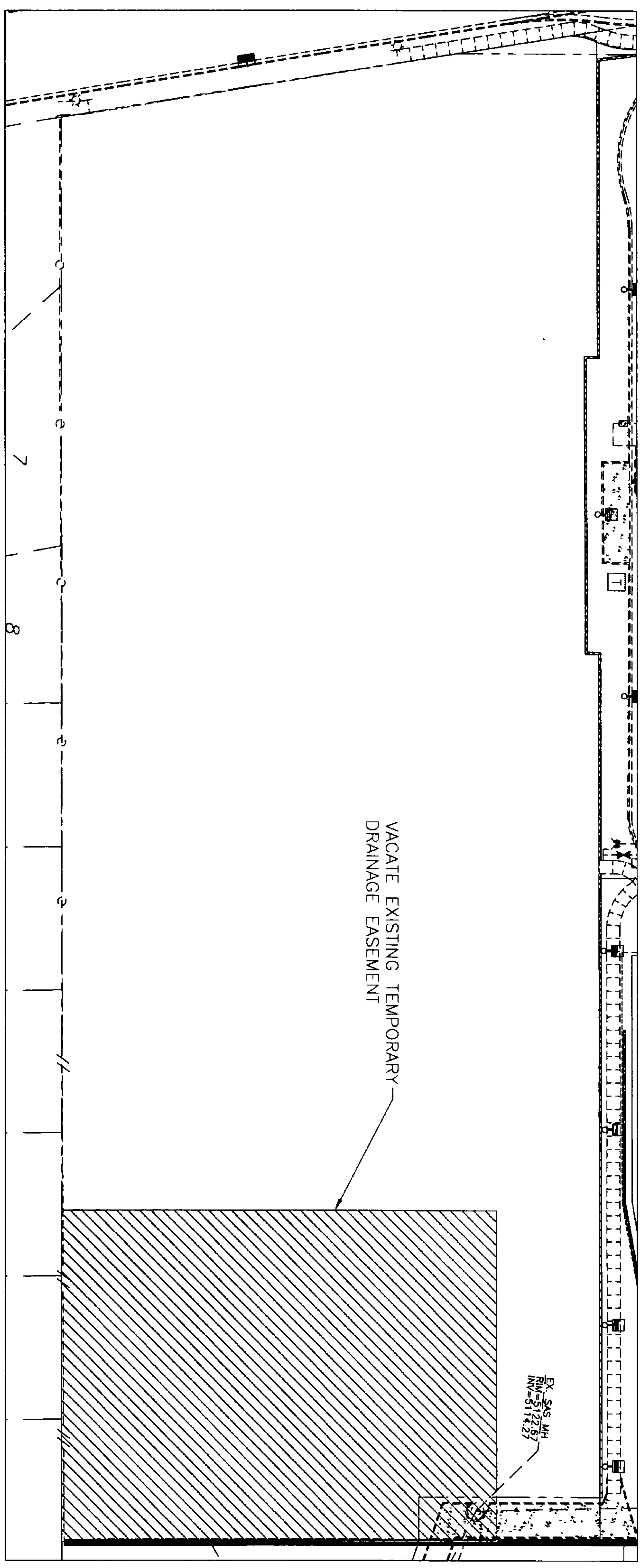
I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Keeli D. Krueger, 8/18/06
(Applicant or Agent) (Date)

I issued 1 signs for this application, 08/18/06, Sandy Handberg
(Date) (Staff Member)

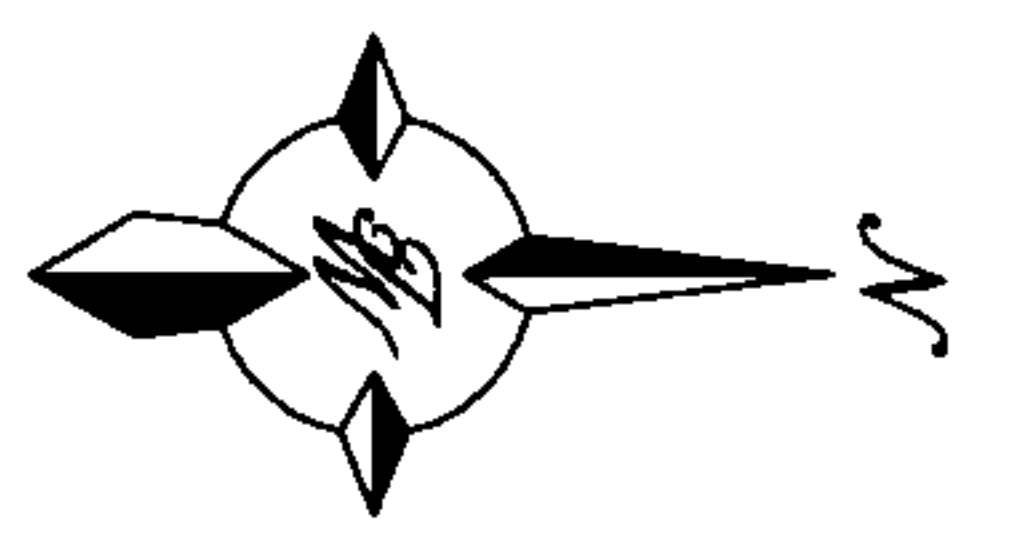


LEGAL DESCRIPTION
 PARCEL A-1-C, TOWN OF ARTISTOS GRANT, UNIT 7



- LEGEND**
- PROPOSED SCREEN WALL
 - PROPOSED RETAINING WALL W/ SCREEN WALL
 - x-x-x-x- EXISTING FENCE
 - EXISTING CURB & GUTTER
 - FUTURE CURB & GUTTER
 - ===== PROPOSED CURB & GUTTER
 - BOUNDARY LINE
 - EXISTING BOUNDARY LINE
 - PROPOSED SIDEWALK
 - EXISTING SIDEWALK
 - ||||| FUTURE SIDEWALK (DEFERRED)
 - RIGHT-OF-WAY
 - LOT LINES
 - EXISTING LOT LINES

NOTED NOTES
 (A) SIDEWALK TO BE DEFERRED



NOT TO SCALE

ENGINEER'S SEAL	SAGE RANCH	DRAWN BY ET
<p>EXHIBIT B Date 09/07/06</p>	VACATION EXHIBIT	DATE 07-31-06
<p>TERRA WEST LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO (505)558-3100</p>	<p>315-xxxx-xxxx</p>	SHEET / 1
<p>RONALD R. BOHANNAN P.E. #7888</p>		JOB # 29016