



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 6, 2014

**Project# 1003991**

14DRB-70243 - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS  
AGREEMENT (2YR SIA)  
14DRB-70244 - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS  
AGREEMENT for SIDEWALKS

PRECISION SURVEYS INC agents for VUELO LLC request the referenced/ above action for all or a portion of **SAGE RANCH SUBDIVISION** zoned R-LT, located on the east side of SNOW VISTA BLVD SW between SAGE RD SW and BENAVIDEZ RD SW containing approximately 3.7442 acre(s). (M-9)

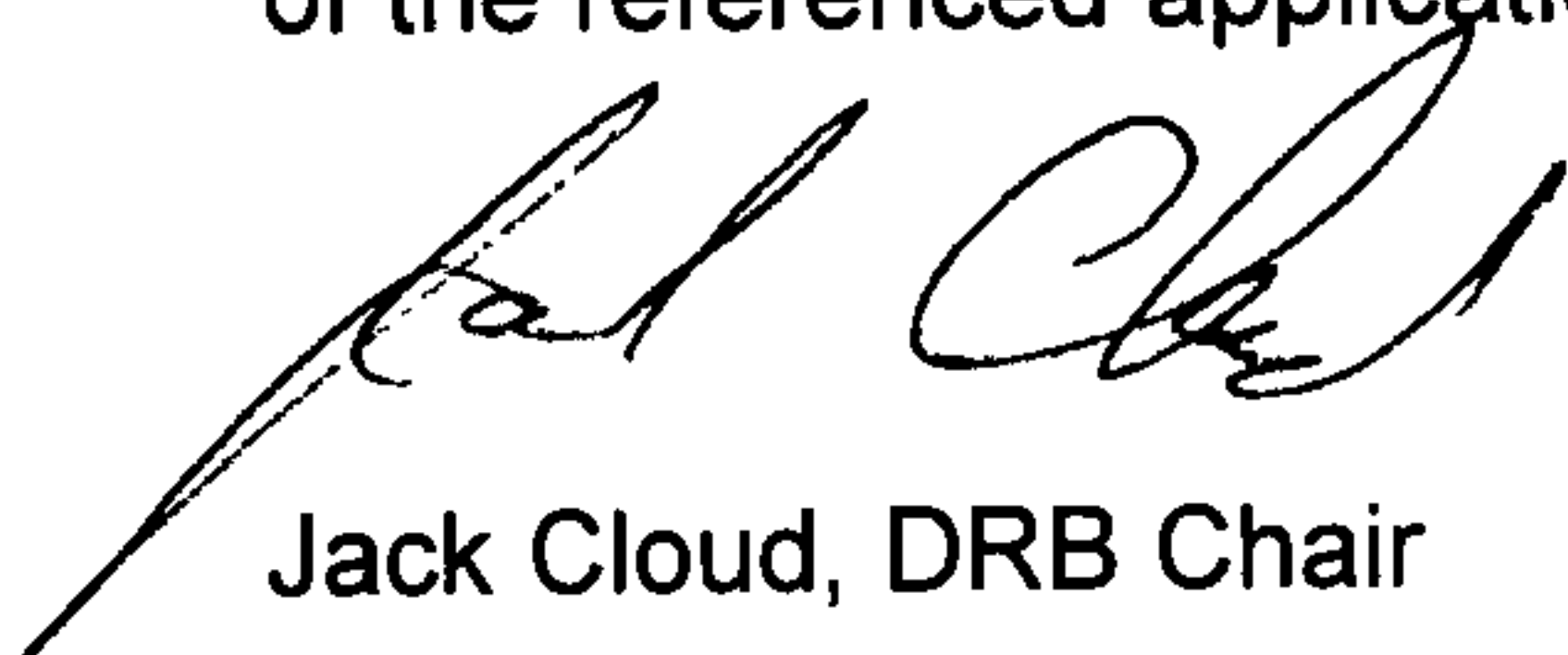
At the August 6, 2014 Development Review Board meeting, the two year extensions of the Subdivision Improvements Agreements were approved.

If you wish to appeal this decision, you must do so by August 21, 2014, 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

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

07/10/2014 Issued By: BLDAVM 245884

Category Code **910**  
**2014 070 243**

**Application Number:** 14DRB-70243, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

**Address:**

**Location Description:** SNOW VISTA BETWEEN SAGE AND REBA

**Project Number:** 1003991

**Applicant**  
VUELO, LLC

1200 PENNSYLVANIA NE  
ALBUQUERQUE NM 87110

**Agent / Contact**  
PRECISION SURVEYS INC  
CYNTHIA L ABEYTA  
PO BOX 90636  
ALBUQUERQUE NM 87199

#### Application Fees

<b>APN Fee</b>	<b>\$75.00</b>
<b>Conflict Mgmt Fee</b>	<b>\$20.00</b>
<b>DRB Actions</b>	<b>\$50.00</b>
<b>TOTAL:</b>	<b>\$145.00</b>

City of Albuquerque Treasurer  
Date: 7/10/2014 Office: ANHEX  
Stat ID: W50000008 Cashier: TRSDLF  
Batch: 3915 Trns #: 14  
Permit: 2014070243  
Receipt Num: 00210953  
Payment Total: \$145.00  
0900 APN Fee \$75.00  
0901 Conflict Mgmt. Fee \$20.00  
0903 DRB Actions \$50.00  
Check Tendered: \$145.00

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

1111

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

Category Code **910**  
**2014 070 244**

07/10/2014 Issued By: BLDAVM 245894

**Application Number:** 14DRB-70244, Ext Of Sia For Temp Defr Sdwk Const

**Address:**

**Location Description:** SNOW VISTA BETWEEN SAGE AND REBA

**Project Number:** 1003991

**Applicant**  
VUELO, LLC

1200 PENNSYLVANIA NE  
ALBUQUERQUE NM 87110

**Agent / Contact**  
PRECISION SURVEYS INC  
CYNTHIA L ABEYTA  
PO BOX 90636  
ALBUQUERQUE NM 87199

#### Application Fees

APN Fee

Conflict Mgmt Fee

DRB Actions

\$50.00

**TOTAL: \$50.00**

City of Albuquerque Treasurer  
06/07/10/2014 Office: AMEX  
Seat ID: W5000008 Cashier: TRSDLP  
BLD: 3913 Trans #: 14  
Permit #: 2014070244  
Receipt Num 00210952  
Payment Total: \$50.00  
DRB Actions  
0905 DRB Actions  
Check Tendered : \$50.00  
#107.00



**INTER-OFFICE MEMORANDUM**  
**COMMENTING AGENCIES**

- TRANSPORTATION DEVELOPMENT .....*John MacKenzie*
- TRANSIT & PARKING DEPARTMENT .....*Shabih Rizvi*
- COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
- AMAFCA.....*Lynn Mazur*
- APD CRIME PREVENTION.....*Steve Sink*
- OPEN SPACE DIVISION.....*Kent Reed Swanson*
- FIRE DEPARTMENT.....*Antonio Chinchilla*
- ZONING ENFORCEMENT INSPECTOR.....*David Kilpatrick*
- NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
- PNM.....*Daniel Aragon*
- NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
- ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
- COMCAST CABLE..... *Mike Mortus*
- Mid.Rio Grande Conserv. Dist. (MRGCD)..... *Ray Gomez*
- ENVIRONMENTAL HEALTH.....*Paul Olson*

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

PROJECT # 1003991

**WEDNESDAY, August 6, 2014**

Comments must be received by:  
**Monday, July 30, 2014**





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 2<sup>nd</sup> 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: 505.856.5700  
 ADDRESS: PO Box 90636 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: larry@presurv.com

APPLICANT: Vuelo, LLC PHONE: 505.232.2800  
 ADDRESS: 1200 Pennsylvania, NE FAX: 505.266.1030  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: growe60@yahoo.com

Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Extension of Major Subdivision Improvement Agreement Extension and Extension of Temporary Deferral of Sidewalk Construction

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

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

Lot or Tract No. Tract A-1-C Block: \_\_\_\_\_ Unit: 7  
 Subdiv/Addn/TBKA: Town of Atrisco  
 Existing Zoning: R-LT Proposed zoning: Same MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): M-9 UPC Code: 100905515835920826 (see attached sheet for additional UPC No.'s)

**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 / 1003991

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 26 No. of proposed lots: 26 Total site area (acres): +/- 3.7442 acres  
 LOCATION OF PROPERTY BY STREETS: On or Near: Snow Vista Boulevard, SW  
 Between: Sage Road, SW and Reba Avenue, SW

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

SIGNATURE Cynthia L Abeyta DATE July 11, 2014  
 (Print Name) Cynthia L Abeyta 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>14 DRB - 70243</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	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ <u>50.00</u>
<input checked="" type="checkbox"/> Case history #s are listed	<u>70244</u>	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>August 6, 2014</u>	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	<u>7-10-14</u>	_____	_____	\$ <u>195.00</u>
<u>[Signature]</u>	Staff signature & Date	Project # <u>1003991</u>		

**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.**

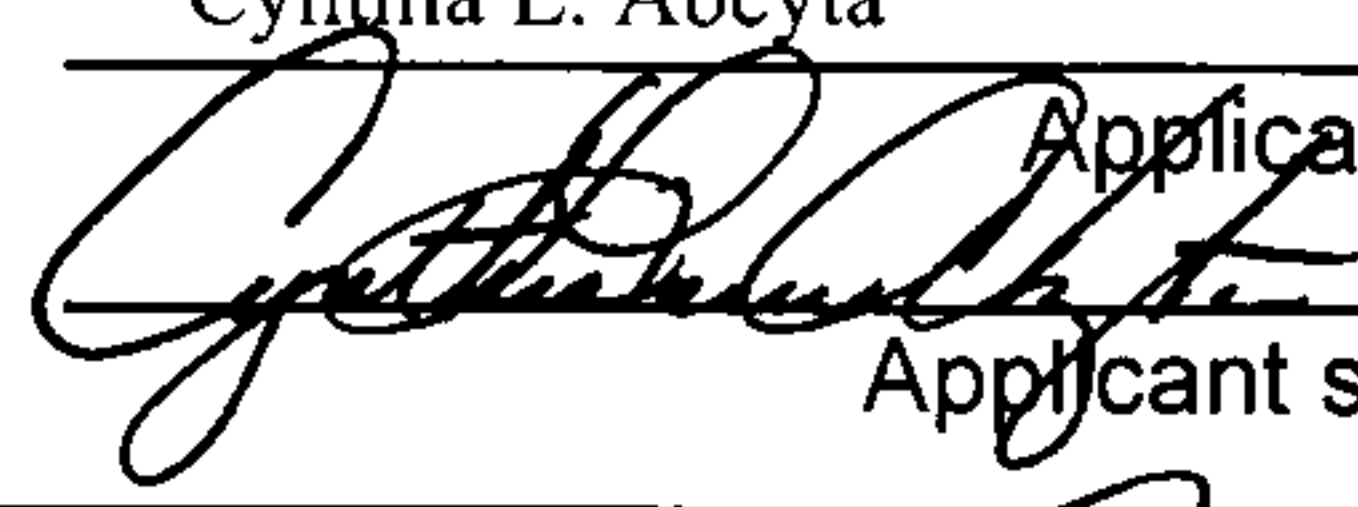
**MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

**(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.


Cynthia L. Abeyta  
  
Applicant name (print) \_\_\_\_\_  
July 11, 2014  
Applicant signature / date



Form revised **October 2007**

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

Application case numbers  
14 - DRB - 70243  
\_\_\_\_\_  
\_\_\_\_\_

  
Planner signature / date 7-10-14  
Project # 1003991



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.

Cynthia L. Abeyta  
 \_\_\_\_\_  
 Applicant name (print)  
 July 11, 2014  
 \_\_\_\_\_  
 Applicant signature / date



Form revised 4/07

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 14 - DRB - 70244

\_\_\_\_\_  
 Planner signature / date  
 Project # 1003991

# 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.

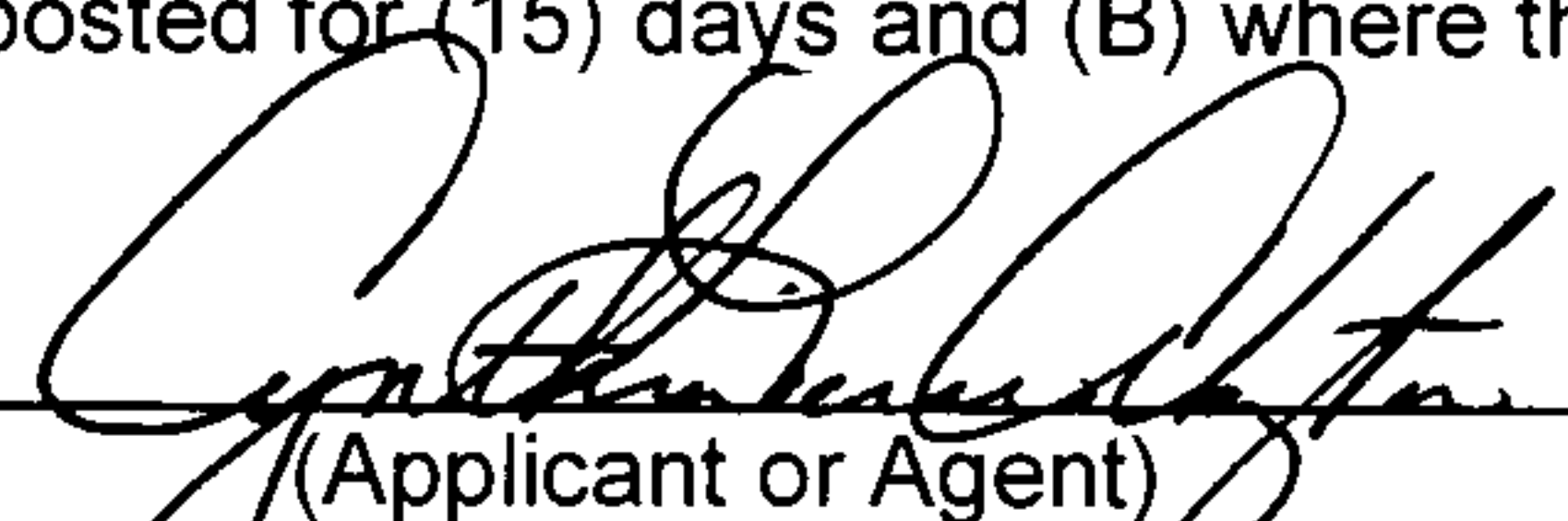
4. TIME


Signs must be posted from July 22, 2014 To August 6, 2014

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.

 \_\_\_\_\_ 07/10/14  
 (Applicant or Agent) (Date)

I issued 2 signs for this application, 7-10-14,  \_\_\_\_\_  
 (Date) (Staff Member)

PROJECT NUMBER: 1003991





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 2<sup>nd</sup> 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: 505 856 5700  
 ADDRESS: PO Box 90636 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: larry@presurv.com

APPLICANT: Vuelo, LLC PHONE: 505.232.2800  
 ADDRESS: 1200 Pennsylvania, NE FAX: 505.266 1030  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: growe60@yahoo.com  
 Proprietary interest in site owner List all owners \_\_\_\_\_

DESCRIPTION OF REQUEST: Extension of Major Subdivision Improvement Agreement Extension and Extension of Temporary Deferral of Sidewalk Construction

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

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

Lot or Tract No. Tract A-1-C Block: \_\_\_\_\_ Unit: 7  
 Subdiv/Addn/TBKA Town of Atrisco  
 Existing Zoning: R-LT Proposed zoning: Same MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s). M-9 UPC Code: 100905515835920826 (see attached sheet for additional UPC No.'s)

**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 / 1003991

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots. 26 No. of proposed lots. 26 Total site area (acres). +/- 3 7442 acres  
 LOCATION OF PROPERTY BY STREETS On or Near Snow Vista Boulevard, SW  
 Between Sage Road, SW and Reba Avenue, SW  
 Check if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Cynthia L Abeyta DATE July 11, 2014  
 (Print Name) Cynthia L Abeyta 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>14 DRB - 70243</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	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>70244</u>	_____	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	_____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	_____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	_____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____
	Hearing date <u>August 6, 2014</u>			Total <u>\$ 195.00</u>
	<u>7-10-14</u>	Project # <u>1003991</u>		

Staff 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

Cynthia L. Abeyta  
 Applicant name (print)  
 July 11, 2014  
 Applicant signature / date



Form revised October 2007

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

Application case numbers  
 14 - DRB - 70243

Planner signature / date  
 Project # 1003991

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.**

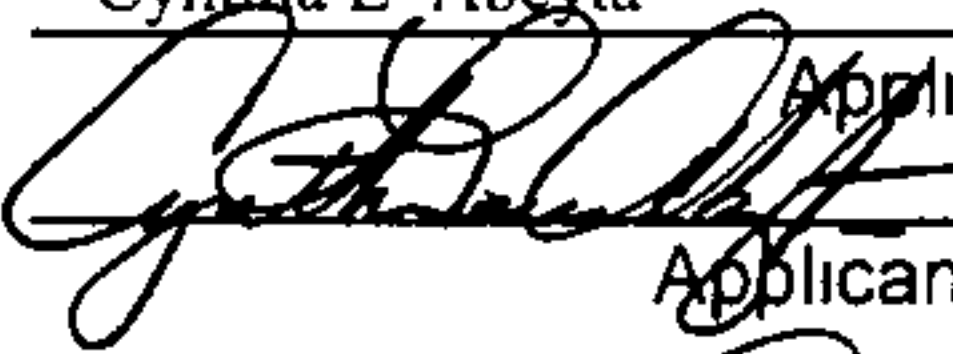
- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
  - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8 5" by 14") **6 copies**
  - Zone Atlas map with the entire property(ies) 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.

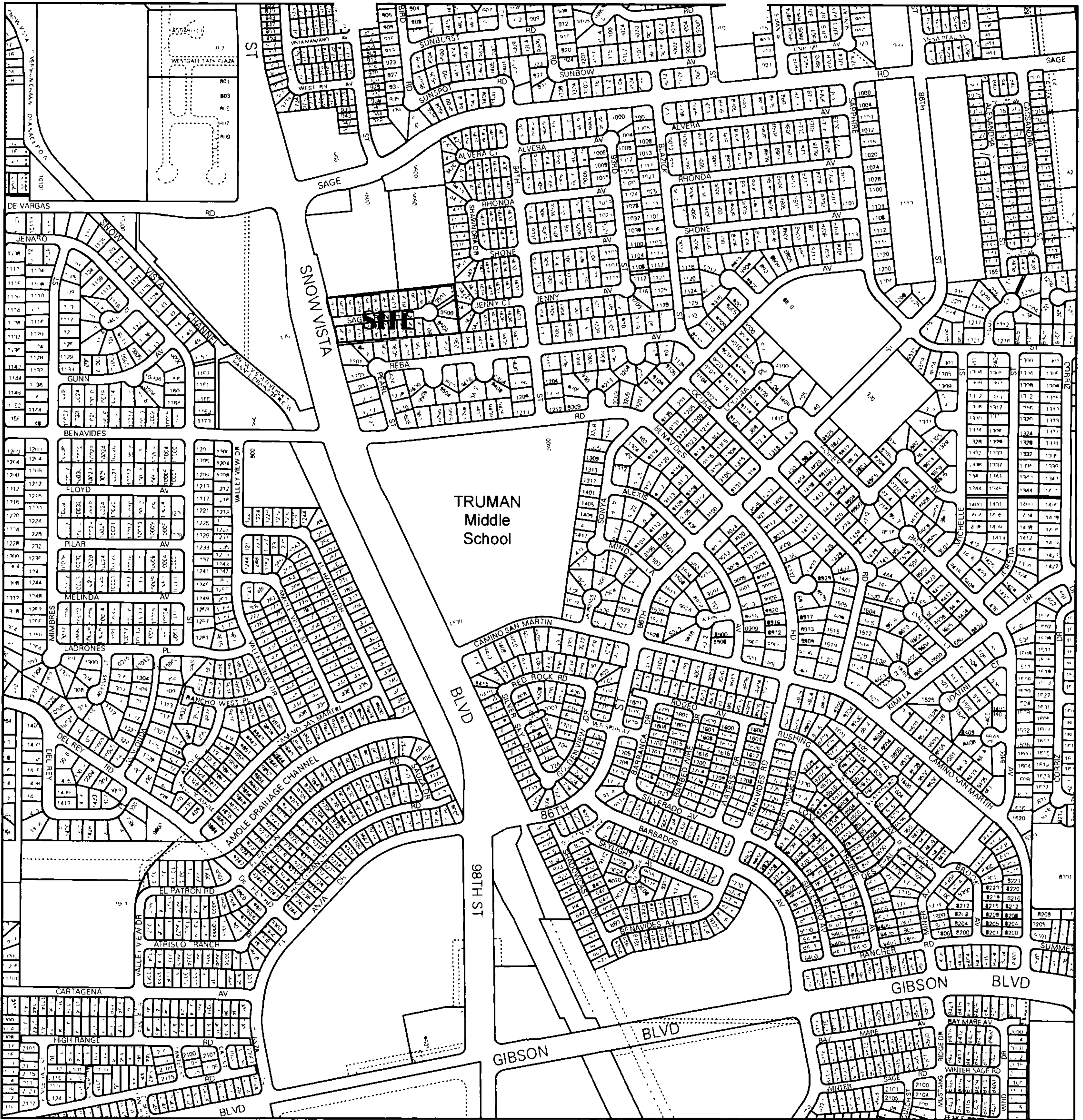
Cynthia L. Abeyta  
  
 Applicant name (print) July 11, 2014  
 Applicant signature / date



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

Application case numbers 14 - DRB - 70244  
 Form revised 4/07  
 Planner signature / date 7-10-14  
 Project # 1003991



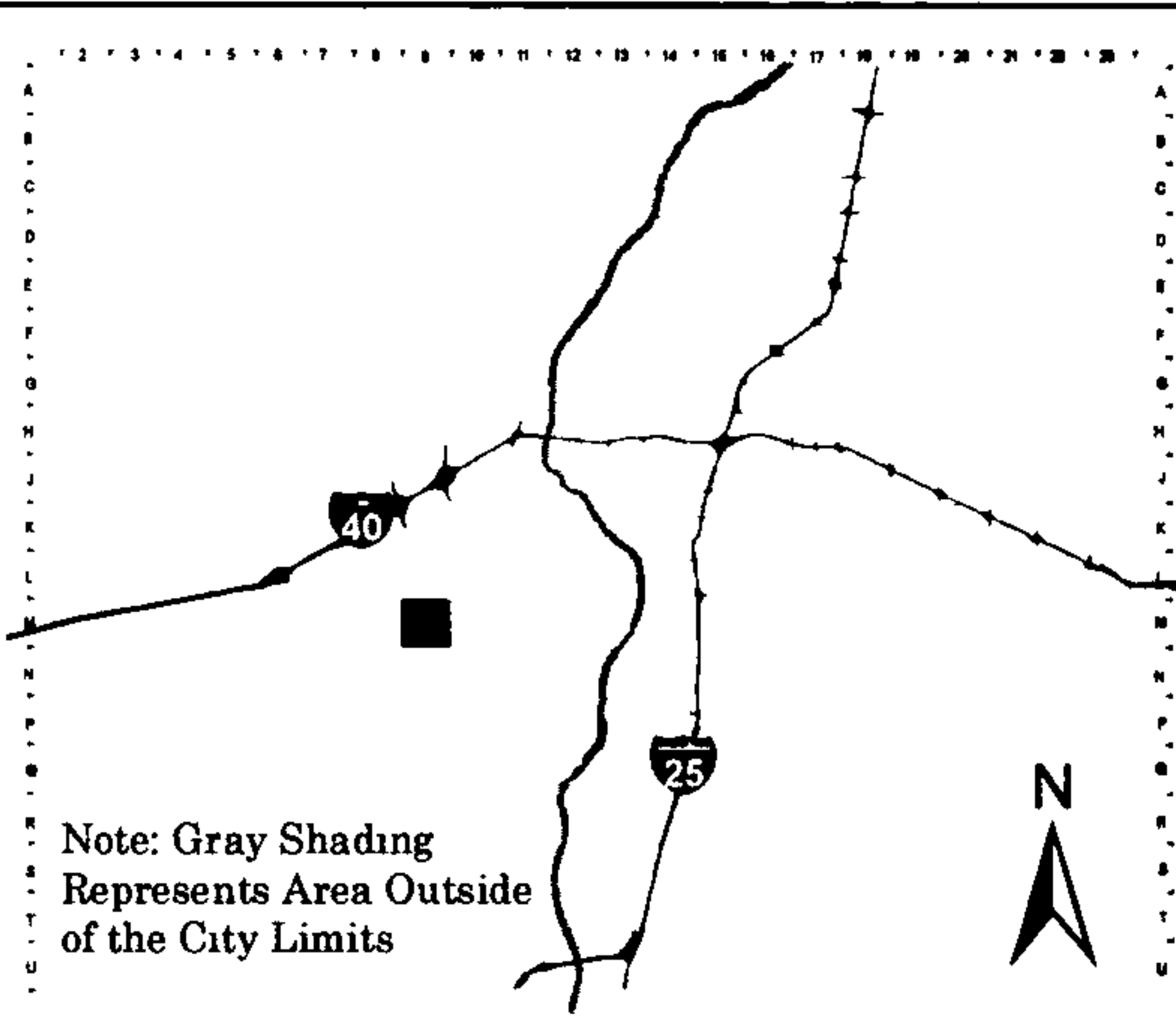
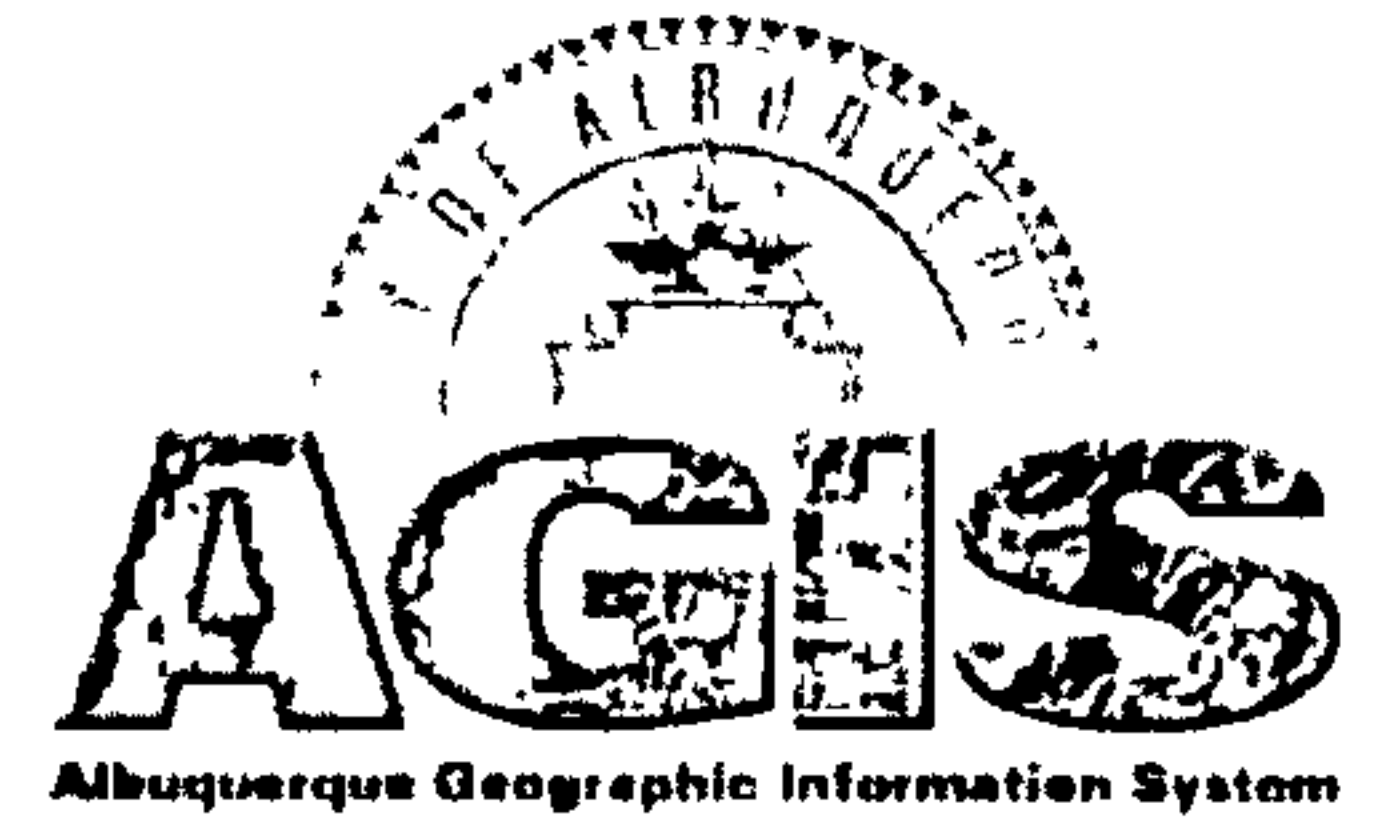


For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)

Address Map Page:

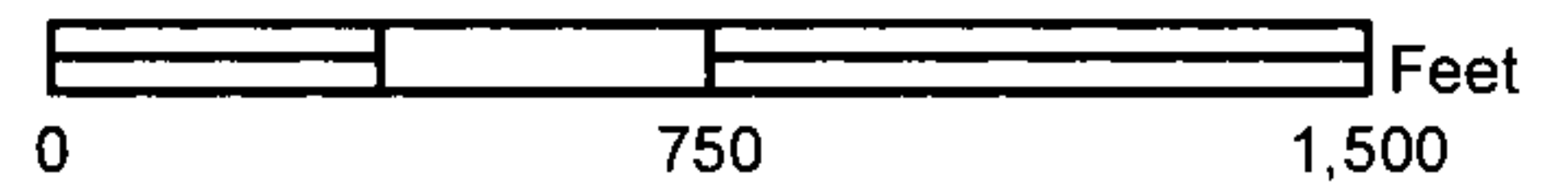
# M-09-Z

Map Amended through:  
8/29/2012



Note: Gray Shading  
Represents Area Outside  
of the City Limits

These addresses are for informational  
purposes only and are not intended  
for address verification.





July 10, 2014

Mr. Jack Cloud, Chair  
Development Review Board  
PO Box 1293  
Albuquerque, NM 87103

**RE: Request for a Two-Year Extension of Subdivision Improvement Agreement (SIA) & Extension of Temporary Deferral of Sidewalk Sage Ranch Subdivision – DRB#1003991 Zone Atlas Page M-9**

Dear Mr. Cloud.

Precision Surveys, on behalf of Vuelo LLC, request approval of a two-year extension of the Subdivision Improvement Agreement (SIA) & Extension of 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 and is currently zoned R-LT and consist of 26 single family lots on approximately 3.7442 acres.

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

Sincerely,



Larry W. Medrano, PS, CFedS  
President  
Precision Surveys, Inc.

Enclosures

cc: Gordon H. Rowe III – The Rowe Law Firm, PC  
Paul Fredrickson – Westgate Heights Neighborhood Association  
Matthew Archuleta – Westgate Heights Neighborhood Association

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

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

July 9, 2014

To Whom It May Concern:

***Re: Sage Ranch – Project Number 769782 – Vuelo, LLC Owner of Record***

Dear Sir or Madame:

Please consider this written authorization for Precision Surveys Inc. to act as the agent of Vuelo, LLC, pertaining to all matters related to the Sage Ranch Project Number 769782, including but not limited to the request for the two (2) year extension for the Sidewalk Deferral Agreement and the Subdivision Improvements Agreement Procedure B.

Very truly yours,



Manager, Vuelo, LLC



*DRB # 1003991*

Additional UPC's

- 100905516335920827
- 100905516736020828
- 100905517136020829
- 100905517536020830
- 100905517936120831
- 100905518336120832
- 100905518836120833
- 100905519436220834
- 100905519836220835
- 100905520336320836
- 100905520836320837
- 100905521436320838
- 100905521736020839
- 100905521735720840
- 100905521535320841
- 100905520735320842
- 100905520235320843
- 100905519735320844
- 100905519335320845
- 100905518835220846
- 100905518335220847
- 100905517935220848
- 100905517435220849
- 100905517135120850
- 100905516735120851
- 100905516335120852

### Memorandum of Understanding

Gordon Rowe ("Gordon") and Aaron Lohmann ("Lohmann") agree to pursue the formation of LLC in New Mexico to engage in the development of 26 platted lots on vacant unimproved land near the corner of Sage and 98<sup>th</sup> ("Property") owned by Gordon as follows:

1. The LLC will enter into a purchase agreement to purchase the Property owned by Gordon for \$340,000.
2. The LLC will immediately commence the application process for Housing Trust Funds to MFA for a Housing Trust Fund loan ("HTF"). The HTF proceeds will be used by the LLC to purchase the Property from Gordon and build infrastructure for the Project. The MFA will agree to subordinate to construction mortgage financing.
3. The LLC will also secure a Construction loan line of credit from Sun West Mortgage or other mortgage lender satisfactory to the LLC to pay for the cost of constructing the homes, subject to approval of the HTF loan.
4. When all financing is approved and funds are available (being the MFA HTF loan and the construction loan) the LLC will close the purchase the Property from Gordon for \$340,000.
5. In addition the LLC will agree to pay Lohmann a developer's fee equal to 5% to be paid out of the final sales price of each home.
6. The LLC will engage a Janie Rowe Realtor and a Omni Realty as co-brokers to pre-sell houses of principally two floor plans, either Floor plan "A" or Floor plan "B", copies of which are attached hereto.
5. The LLC will contract with a mutually agreeable contractor to construct the houses in the Project.
6. Each buyer will be pre-approved for a purchase money first mortgage, after which the LLC will draw funds from the construction loan to build the Buyer's home.
7. Upon a sale of a home, any proceeds over and above the necessary payments required to be paid to lenders, developer's fee, land acquisition costs and costs of closing, will be split 50/50 between Gordon and Lohmann.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures and executed this agreement. Dated June 2, 2014.

66  
66  
66  
66

*Gordon Rowe*

**VUELO, LLC, a New Mexico Limited**

**Liability Company, by Gordon Rowe,**

**Manager**

*Aaron Lohman*

**KASPIA NM LLC, a New Mexico Limited**

**Liability Company, by Aaron Lohman,**

**Manager**

*Gordon Rowe*

**Gordon Rowe**

*Aaron Lohman*

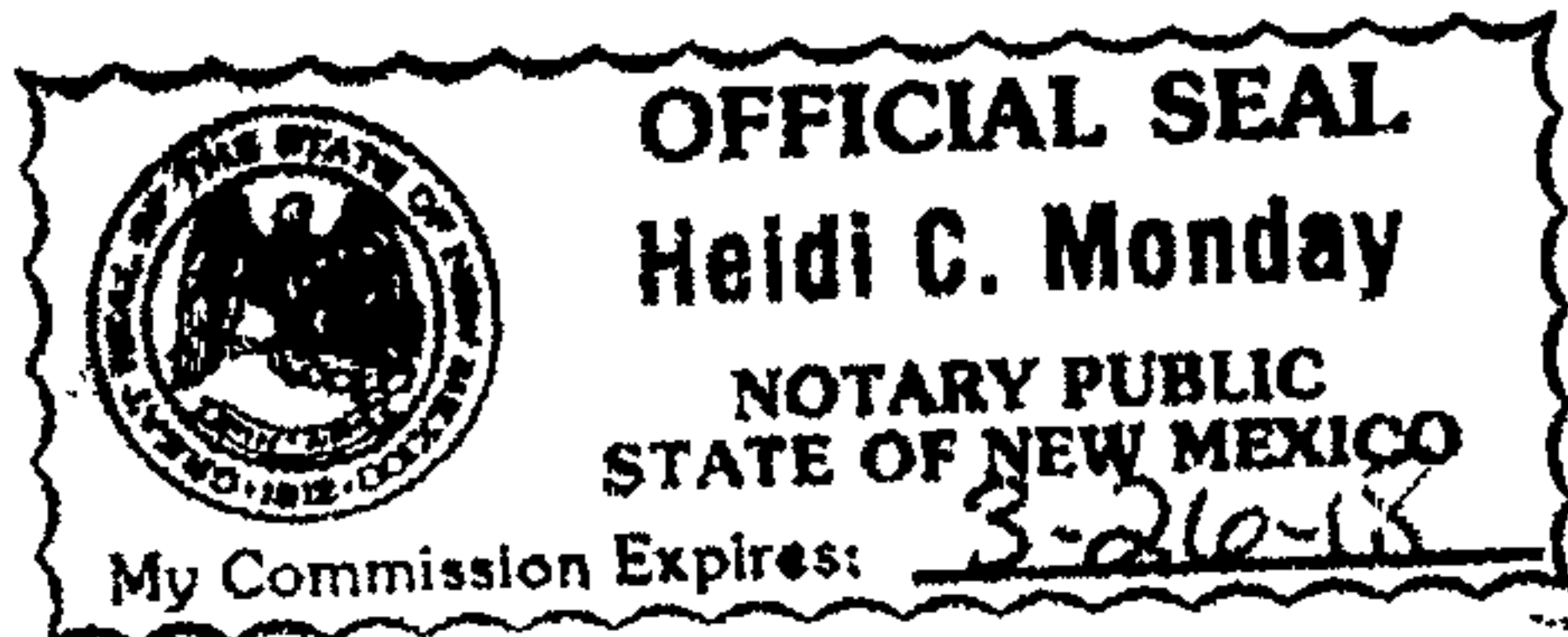
**Aaron Lohman**

**STATE OF NEW MEXICO )**

)ss

**COUNTY OF BERNALILLO )**

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of June, 2014 by Vuelo, LLC, a New Mexico Limited Liability Company, by Gordon Rowe as Manger.



*Heidi C. Monday*

Notary Public

My Commission expires:

**STATE OF NEW MEXICO )**

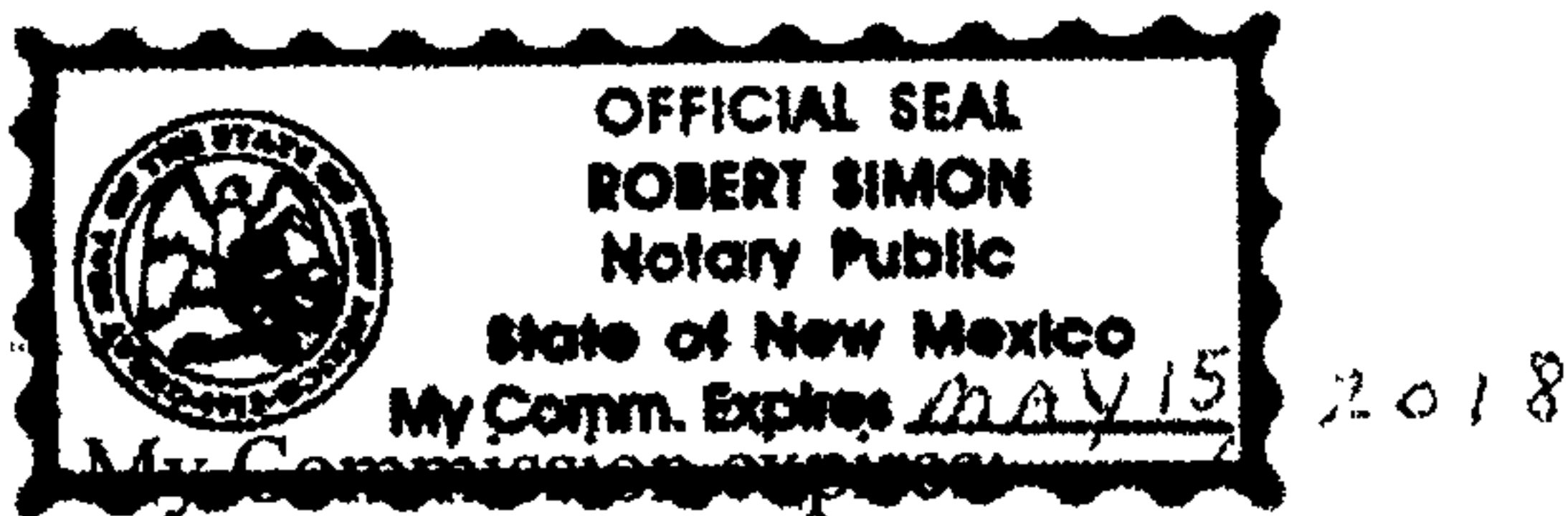


11111111

)ss

COUNTY OF BERNALILLO )

The foregoing instrument was acknowledged before me this 3rd day of June, 2014 by Kaspia NM, LLC, a New Mexico Limited Liability Company, by Aaron Lohman as Manger.



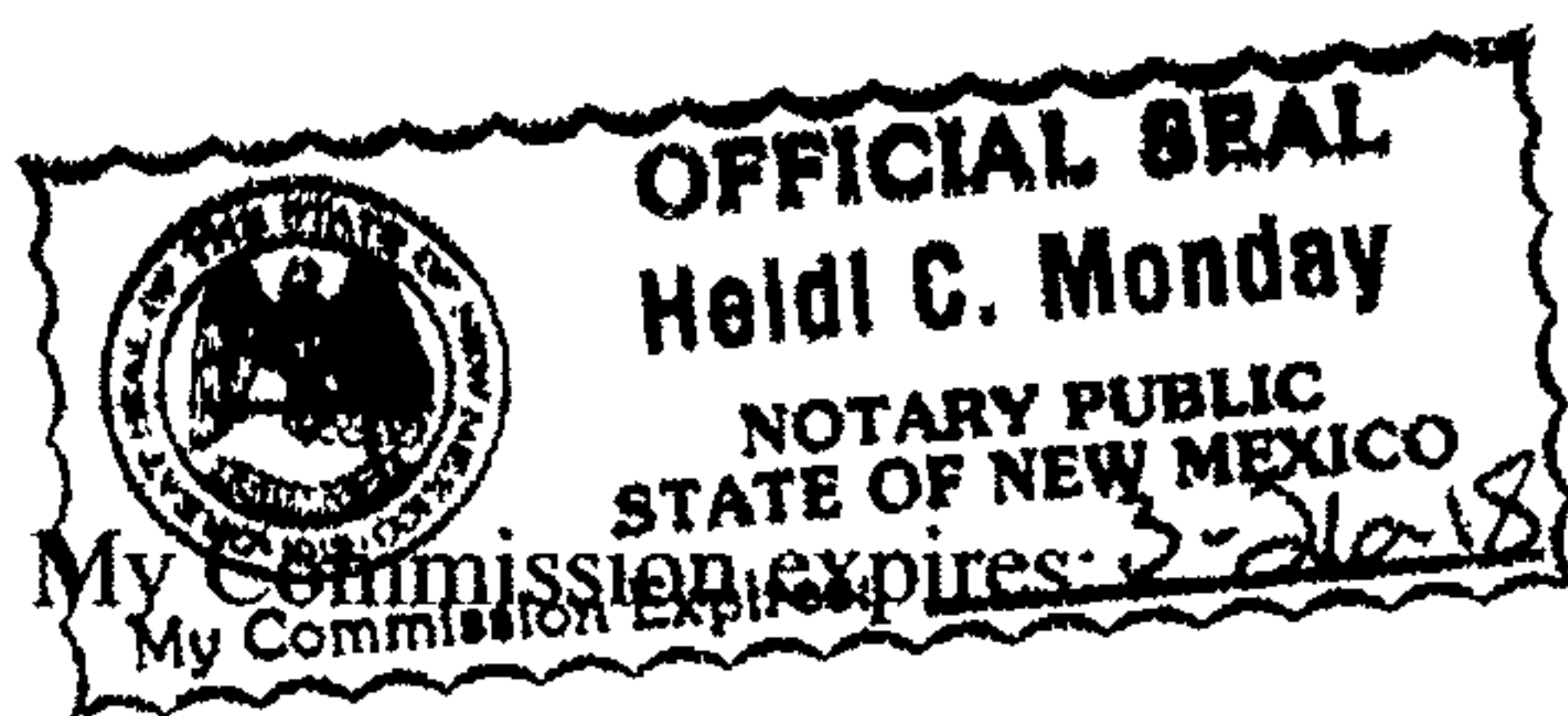
Robert Simon  
Notary Public

STATE OF NEW MEXICO )

)ss

COUNTY OF BERNALILLO )

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of June, 2014 by Gordon Rowe.



Heidi C. Monday  
Notary Public

STATE OF NEW MEXICO )

)ss

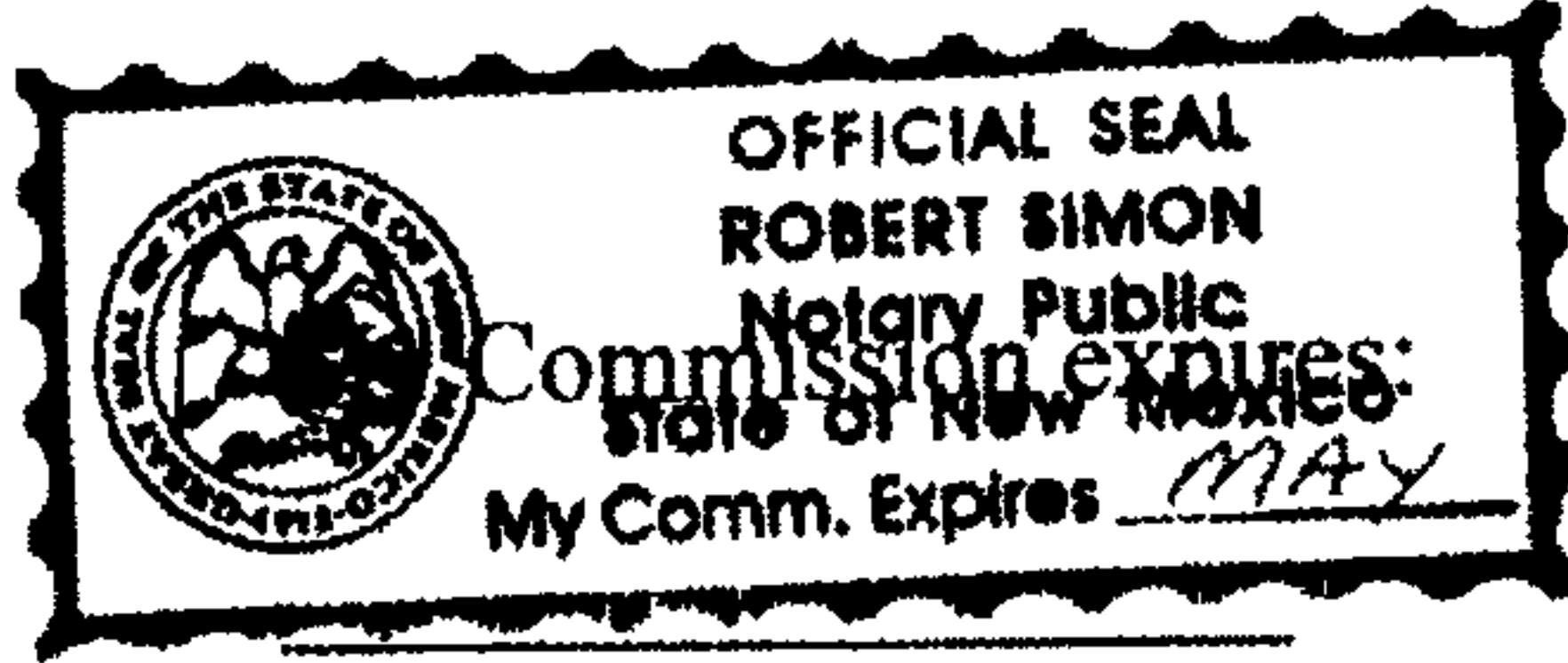
COUNTY OF BERNALILLO )

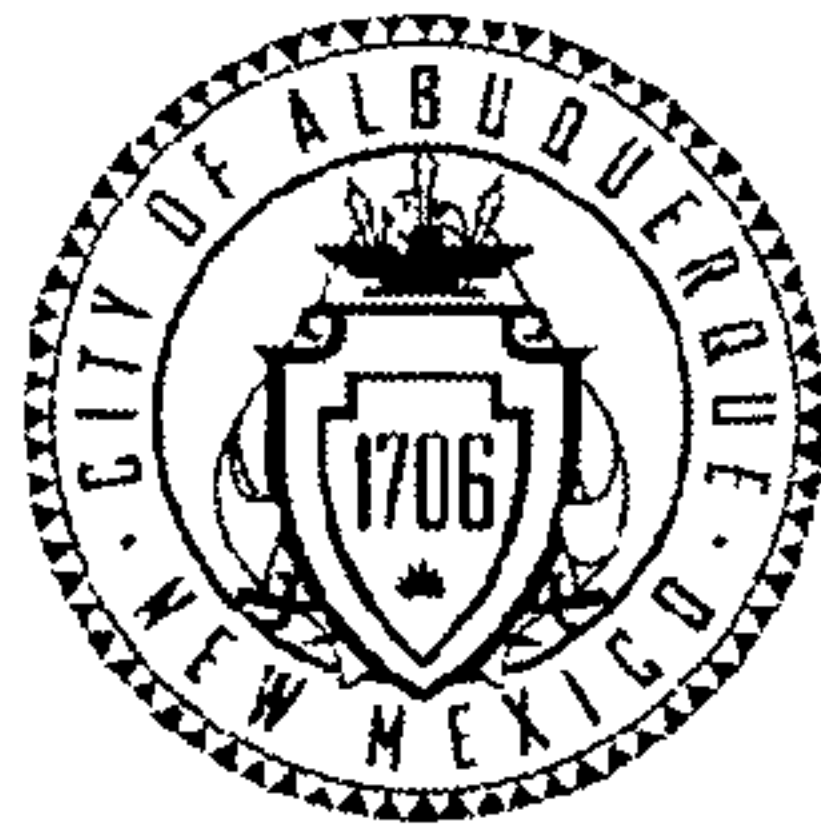
The foregoing instrument was acknowledged before me this 3rd day of June, 2014 by Aaron Lohman.

⌘  
⌘  
⌘  
⌘  
⌘

*Robert Simon*

Notary Public





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

**PLEASE NOTE:** The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

July 9, 2014

Cynthia L. Abeyta  
Precision Surveys, Inc.  
P.O. Box 90636/87199  
Phone: 505-856-5700/Fax: 505-856-7900  
E-mail: [cynthia@presurv.com](mailto:cynthia@presurv.com)

Dear Cynthia:

Thank you for your inquiry of July 9, 2014 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – 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 **Neighborhood and/or Homeowner Associations** affected by this submittal and the contact names are as follows:

**WESTGATE HEIGHTS N.A. "R"**

Paul Fredrickson, 8508 Mesa Real Ave. SW/87121 401-3628 (c)  
Matthew Archuleta, 1628 Summerfield Pl. SW/87121 401-6849 (h)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* 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.** 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](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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



# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

## Information from the Office of Neighborhood Coordination

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

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

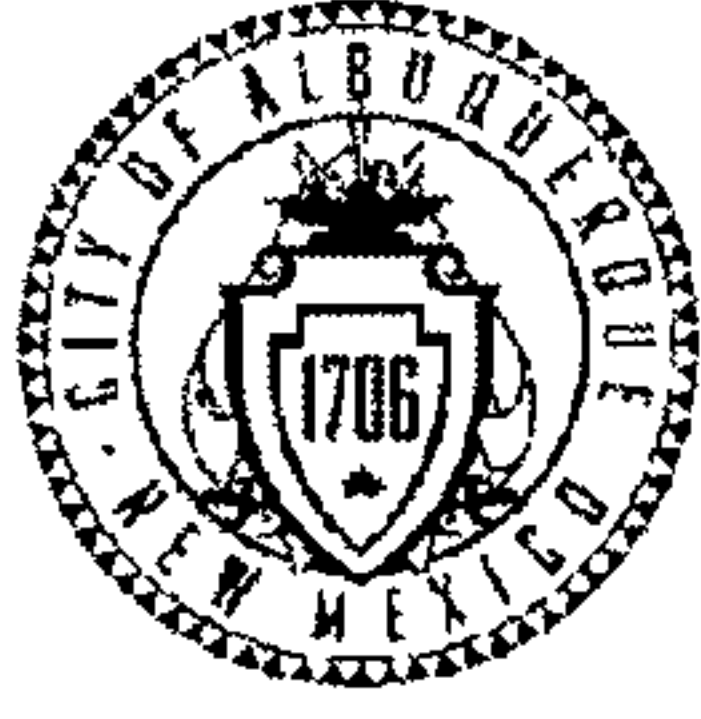
**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*  
(below this line for ONC use only)

Date of Inquiry: 07/09/14 Time Entered: 1:50 p.m. ONC Rep. Initials: siw



# DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: **(505) 924-3913 -OR-** you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov). ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at **(505) 924-3914**.

**Zone Map and this Developer Inquiry Sheet MUST be provided with request.**  
Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

- Cell Tower Submittal:  Free-Standing Tower -OR-  Concealed Tower
- EPC Submittal  DRB Submittal  LUCC Submittal  Liquor Submittal
- Administrative Amendments (AA's) Submittal  City Project Submittal

CONTACT NAME: Cynthia L. Abeyta

COMPANY NAME: Precision Surveys, Inc.

ADDRESS/ZIP: PO Box 90636 Albuquerque, NM 87199

PHONE: 505-856-5700 FAX: 505-856-7900

## LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

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

	LEGAL DESCRIPTION
LOCATED ON	<u>Snow Vista Boulevard, SW</u>
	STREET NAME OR OTHER IDENTIFYING LANDMARK
BETWEEN	<u>Sage Road, SW</u> AND
	STREET NAME OR OTHER IDENTIFYING LANDMARK
	<u>Reba Avenue, SW</u>
	STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE ( M-9 ).

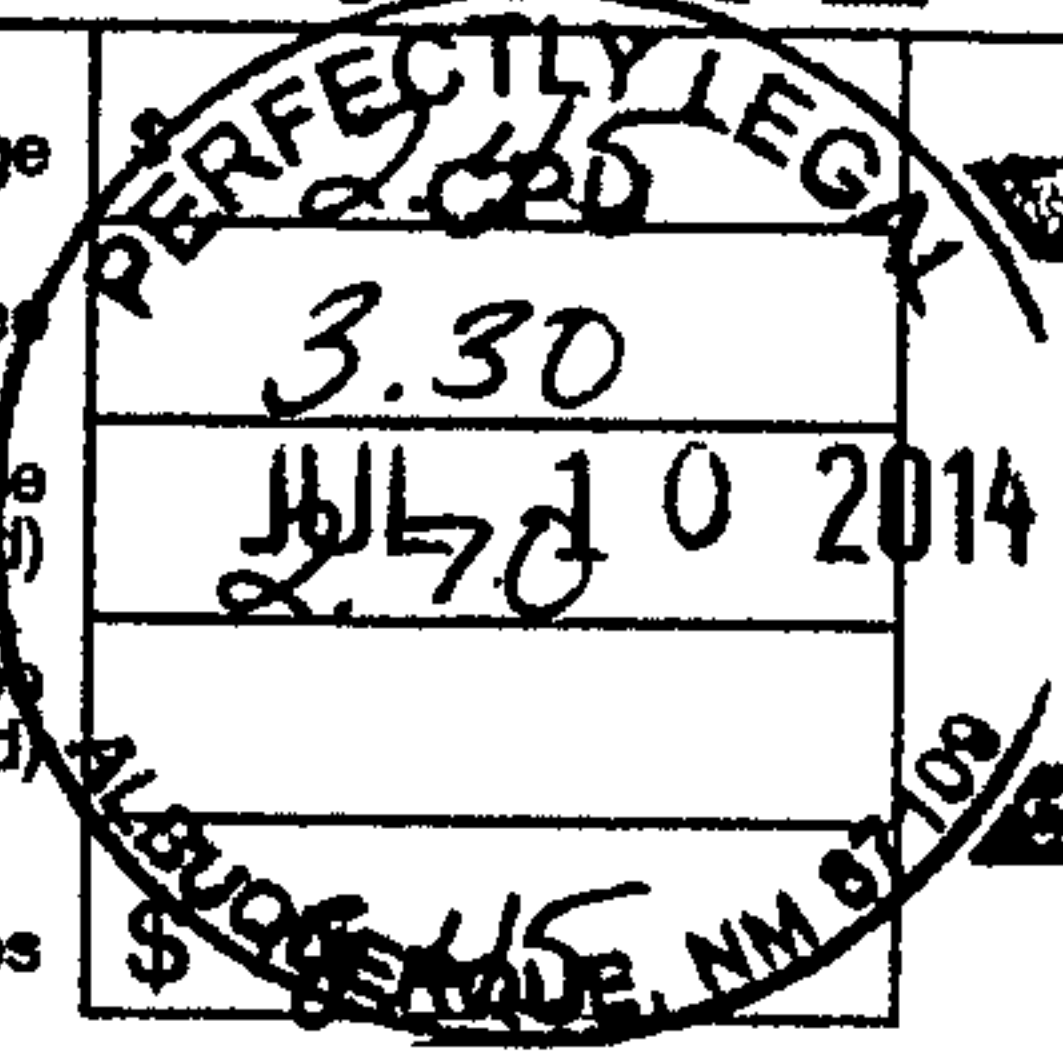
9266 8663 9926  
0000 0000 0002  
TT

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	2.00	
Certified Fee	3.30	
Return Receipt Fee (Endorsement Required)	2.70	JUL 10 2014
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 8.00	



Sent To  
 Street, Apt. No., or PO Box No. Mr. Paul Fredrickson  
 City, State, ZIP+ Westgate Heights Neighborhood Association  
 8508 Mesa Real Ave. SW  
 Albuquerque, NM 87121

PS Form 3800

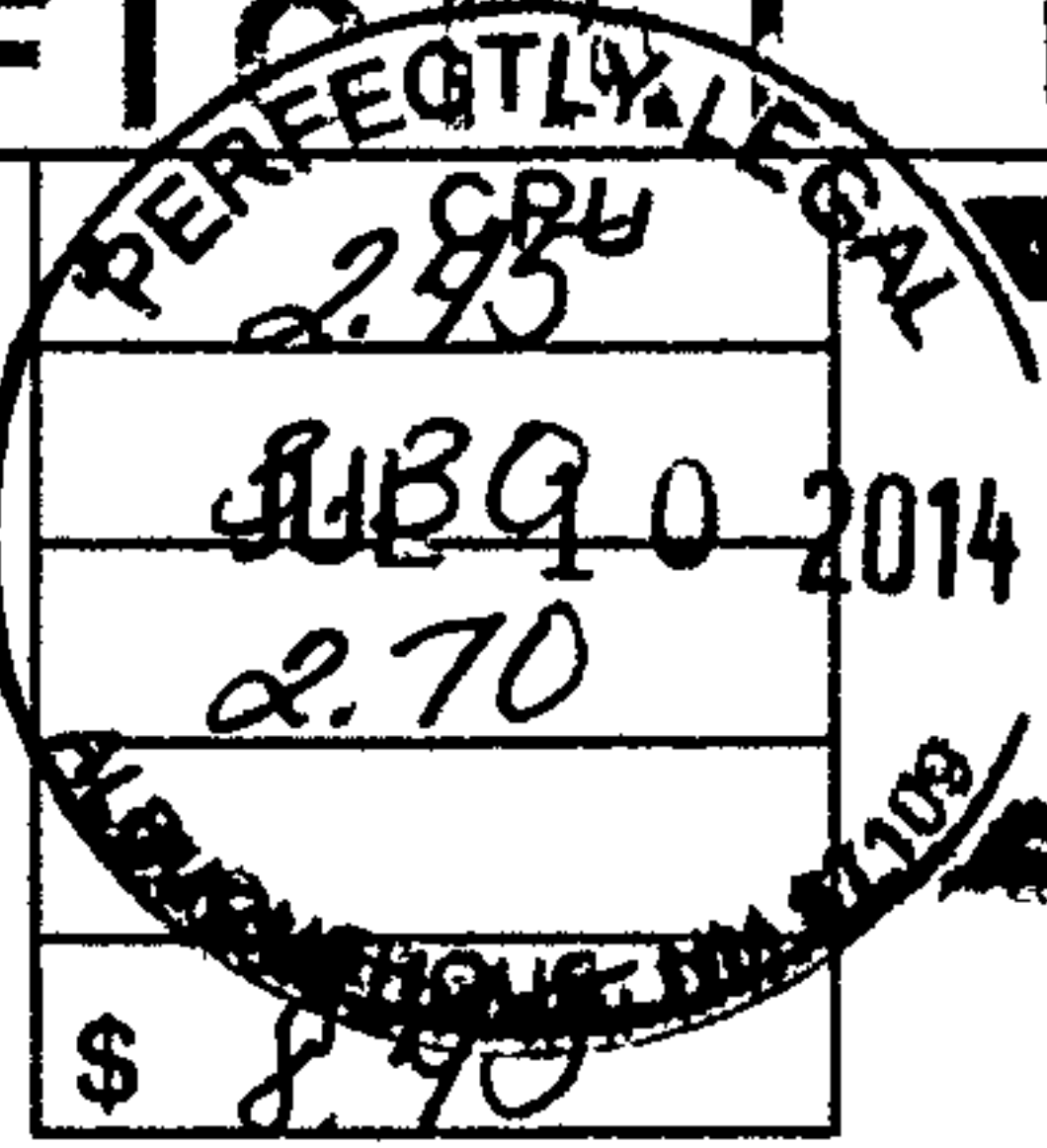
9933 8663 9933  
0000 0000 0002  
TT

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	2.95	
Certified Fee		
Return Receipt Fee (Endorsement Required)	2.70	AUG 0 2014
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.65	



Sent To  
 Street, Apt. No., or PO Box No. Mr. Matthew Archuleta  
 City, State, ZIP+ Westgate Heights Neighborhood Association  
 1628 Summerfield Pl. SW  
 Albuquerque, NM 87121

PS Form

uctions









5<sup>th</sup> EXTENSION AGREEMENT  
Procedure "B"

PROJECT NO. 769782

This Agreement made this 10<sup>th</sup> day of December, 2010, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Vuelo LLC ("Subdivider"), whose address is 1200 Penn NE, Albuquerque, NM 87110 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 of this Agreement.

WHEREAS, the City and the Subdivider entered into an Agreement on the 16<sup>th</sup> day of Oct 2006, which was recorded on Oct 16, 2006, in Book A-125, pages 8171 through 8171, as Document No. 2006158 588 in the records of Bernalillo County Clerk, State of New Mexico ("Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before the 6<sup>th</sup> day of August 2007; and

WHEREAS, the Earlier Agreement was amended by a First Extension Agreement dated Aug. 3, 2007 recorded on Aug. 6, 2007, in Book N/A, pages 1 through 3, as Document No. 2007113 519 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to Aug. 6, 2008; and

WHEREAS, the Earlier Agreement was amended by a Assignment & Amendment Extension Agreement dated Dec. 28, 2007 recorded on Dec. 28, 2007, in Book N/A, pages 1 through 4, as Document No. 2007172 939 in the records of Bernalillo County Clerk, State of 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 on Oct. 10, 2008, in Book N/A, pages 1 through 4, as Document No. 2008111 404 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to Aug. 6, 2009; and

WHEREAS, the Earlier Agreement was amended by a Third Extension Agreement dated August 10, 2009 recorded on Aug 13, 2009, in Book N/A, pages 1 through 3, as Document No. 2009092 108 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to Aug. 6, 2010; and

WHEREAS, the Earlier Agreement was amended by a Fourth Extension Agreement dated Oct. 25, 2010 recorded on Oct. 29, 2010, in Book N/A, pages

Doc# 2013003709

1 of 4





1 through 5, as Document No. 2010 110 480 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to Aug. 6, 2012; and

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

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

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

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

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 6 day of August, 2014.

B. On portions of the improvements as follows:

IMPROVEMENTS	12/4/12	COMPLETION DATE	12/4/12
<del>Sidewalk Deferral</del> 5 <sup>th</sup>		<del>August 6, 2014</del>	9 <sup>th</sup>
_____		_____	
_____		_____	

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

Type of Financial Guaranty: Municipal Lien  
 Amount: \$293,590.02  
 Name of Financial Institution or Surety providing Guaranty: City of Albuquerque  
 Date City first able to call Guaranty (Construction Completion Deadline): August 6, 2014  
 If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: \_\_\_\_\_  
 Additional information: \_\_\_\_\_

3. The parties agree that all terms and conditions of the Earlier Agreement are not in conflict with this Extension Agreement and 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: Vuelo LLC

CITY OF ALBUQUERQUE:

By [signature]: [Signature]

By: [Signature]

Name [print]: LORDON ROWE

Richard Dourte, City Engineer

Title: CO-MANAGER

Dated: 12-10-12

Dated: 11/20/12

[Signature]  
12-7-12

[Signature]  
11-26-2012

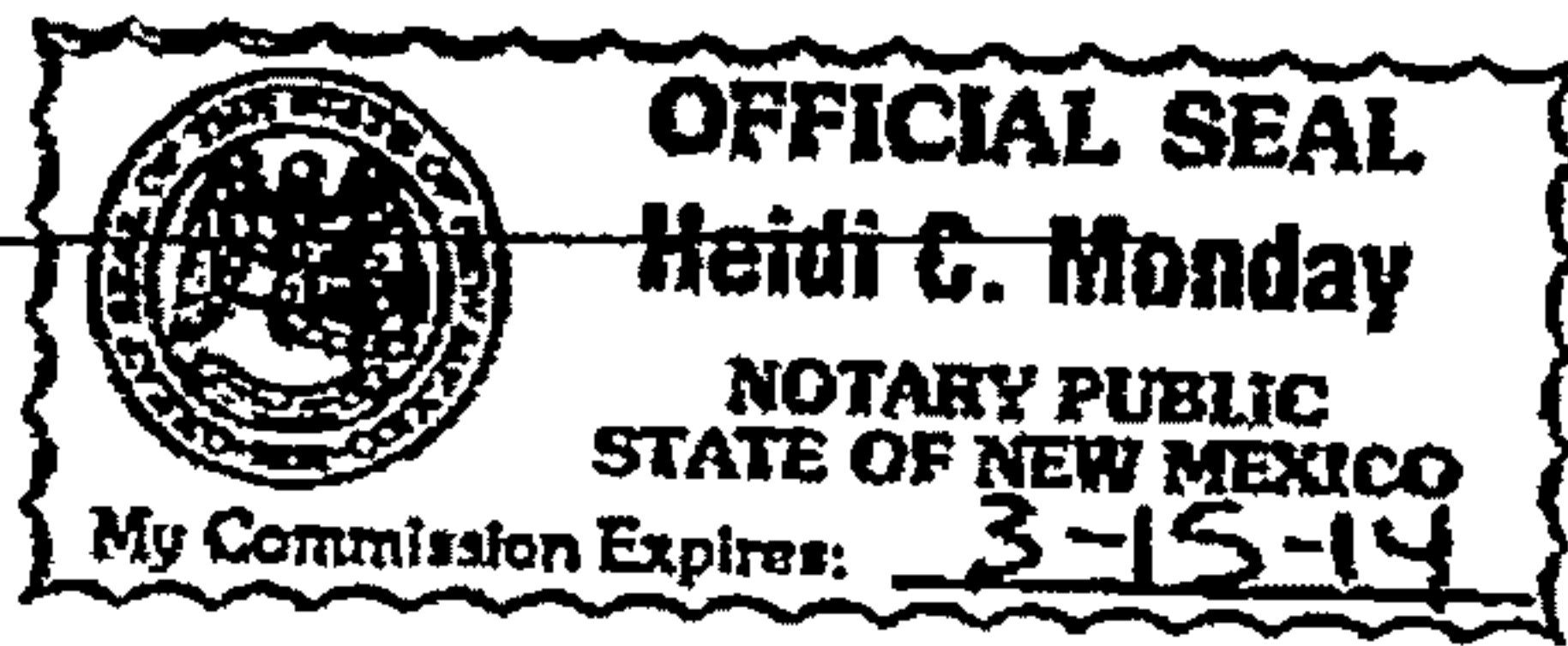
SUBDIVIDER'S NOTARY

STATE OF N. Mex. )  
 ) ss.  
COUNTY OF Bern. )

This instrument was acknowledged before me on this 20 day of Nov, 20 12 by  
[name of person:] London Rowe, [title or capacity, for instance,  
"President" or "Owner"] Co-Manager  
of [Subdivider:] Vuelo LLC

My Commission Expires:

Heidi C Monday  
Notary Public



CITY'S NOTARY

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

This instrument was acknowledged before me on this 10<sup>th</sup> day of December,  
20 12 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on  
behalf of said corporation.

My Commission Expires:

Linda A. Evans  
Notary Public

10-17-16







## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 24, 2012

**Project# 1003991**  
**12DRB-70303 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION**  
**IMPROVEMENTS AGREEMENT (2YR SIA)**

VUELO LLC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 1-26, Tract(s) A, **SAGE RANCH** zoned R-LT, located on the east side of **SNOW VISTA BLVD SW** between **SAGE RD SW** and **BENAVIDEZ RD SW** containing approximately 3.7442 acre(s). (M-9)

At the October 24, 2012 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by November 8, 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

**SECOND AMENDED CLAIM AND NOTICE OF LIEN**

**Title of Project:** Sage Ranch Subdivision  
**Subdivider:** Vuelo, LLC  
**City Project No.:** 769782

This Second Amended Claim and Notice of Lien is filed to extend the construction completion deadline for the Amended Claim and Notice of Lien ("City Lien") dated **October 26, 2010**, between the City of Albuquerque ("City") and **Vuelo, LLC**, as owner filed of record in Bernalillo County, New Mexico, on **October 29, 2010**, as **Document No. 2010110481**. The City continues to claim a 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 **October 16, 2006**, as Document No. **2006158588**, as amended. This City Lien is established pursuant to § 14-14-5-4 R. O. Albuquerque 1994, as amended and §§ 3-36-1 et seq. NMSA 1978 which provides that this lien is a first and prior lien subject only to the lien of general and state taxes 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, 2014**. 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# 2013003710

01/11/2013 10:04 AM Page 1 of 2  
 LIEN R:\$25.00 M. Toulouse Oliver, Bernalillo County



WITNESS my hand and seal this 12 day of DECEMBER, 2012

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

APPROVED:

[Signature]  
Richard Dourte, City Engineer

Date 11-10-12 [Handwritten]  
11-26-2012

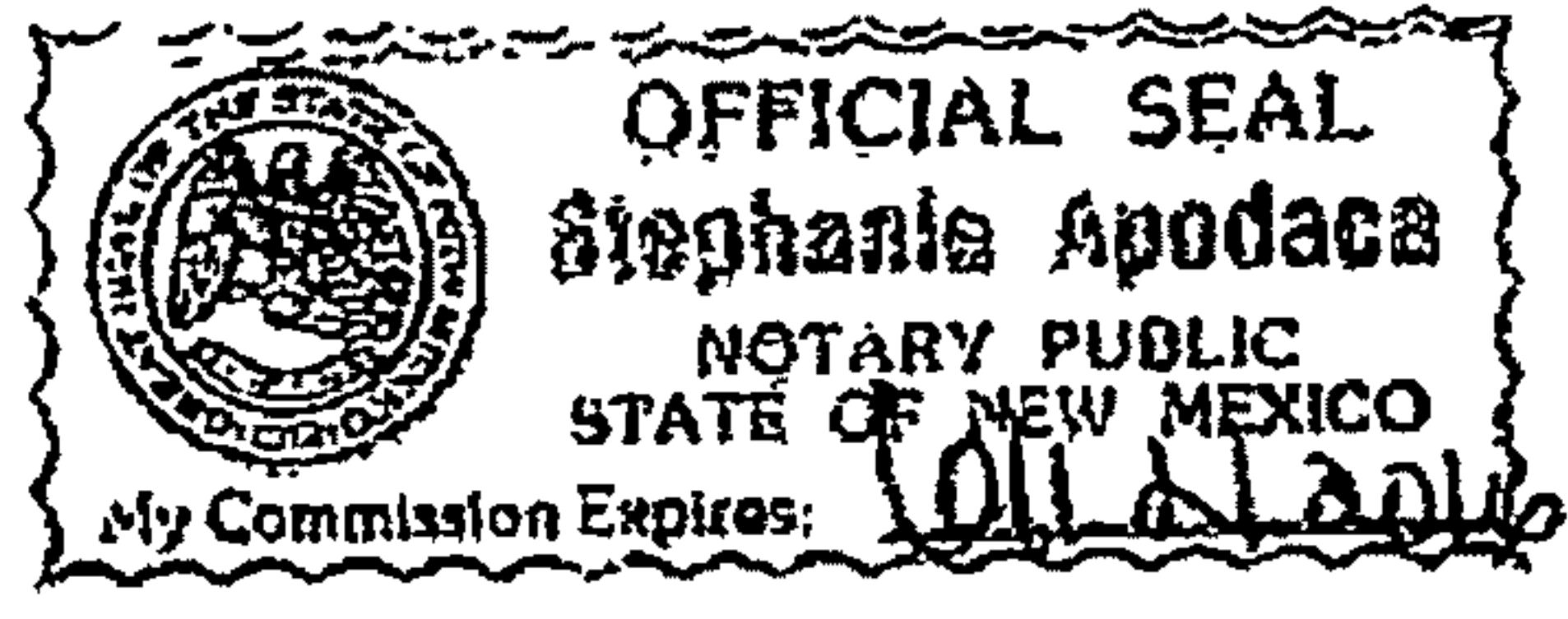
STATE OF NEW MEXICO     )  
  )ss  
COUNTY OF BERNALILLO    )

On this the 12 day of DECEMBER 2012, 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.

(Notary Seal)

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_





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

Receipt: 0427485

Product	Name	Extended
AGRE	Agreement	\$25.00
	# Pages	5
	Document #2013003707	
	# Of Entries	0
	In Person/Interested Person	false
LIEN	Lien	\$25.00
	# Pages	2
	Document #2013003708	
	# Of Entries	0
	In Person/Interested Person	false
AGRE	Agreement	\$25.00
	# Pages	5
	Document #2013003709	
	# Of Entries	0
	In Person/Interested Person	false
LIEN	Lien	\$25.00
	# Pages	2
	Document #2013003710	
	# Of Entries	0
	In Person/Interested Person	false

---

Total \$100.00

Tender (Check) \$100.00

Check# 1410

Paid By Vuelo LLC

Thank You!

1/11/13 10:04 AM dojgarcia

5<sup>th</sup> EXTENSION AGREEMENT

SIDEWALK DEFERRAL

PROJECT NO.: 769782

This Agreement made this 10<sup>th</sup> day of December, 20 12 by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of Subdivider.) Vuelo, LLC ("Subdivider"), whose address is 1200 Penn NE, Albuquerque, NM 87110 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 of this Agreement.

WHEREAS, the City and the Subdivider entered into an Agreement on the 16<sup>th</sup> day of Oct., 20 06, which was recorded in the office of the Bernalillo County Clerk, State of New Mexico on Oct. 16, 2006 Book A-125, pages 8172 through 8172, as Document No. 2006158589 ("Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before the 6<sup>th</sup> day of August 2007; and

WHEREAS, the Earlier Agreement was amended by a First Extension Agreement dated Aug 3, 2007 recorded on Aug 6, 2007, in Book 114, pages 1 through 3, as Document No. 2007113520 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to Aug. 6, 2008; and

WHEREAS, the Earlier Agreement was amended by a Assignment 3 Extension Agreement dated Dec. 28, 2007 recorded on Dec. 28, 2007, in Book 119, pages 1 through 4, as Document No. 2007172940 in the records of Bernalillo County Clerk, State of 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 on Oct. 10, 2008, in Book 119, pages 1 through 3, as Document No. 2008111398 in the records of Bernalillo County Clerk, State of 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 on Aug. 13, 2009, in Book 119, pages 1 through 3, as Document No. 2009092107 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to Aug 6, 2010; and

Doc# 2013003707

01/11/2013 10:04 AM Page 1 of 5  
 AGRE R: \$25.00 M. Toulouse Oliver, Bernalillo County



WHEREAS, the Earlier Agreement was amended by a Fourth Extension Agreement dated Oct. 25, 2010 recorded on Oct 29, 2010, in Book 119, pages 1 through 4, as Document No. 2010110482 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to Aug 6, 2012; and

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

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

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

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



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 6 day of August, 20 14.

B. On portions of the improvements as follows:

IMPROVEMENTS	12/4/12	COMPLETION DATE	12/4/12
<del>Infrastructure</del>	<del>gwr</del>	<del>August 6, 2014</del>	<del>gwr</del>

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

Type of Financial Guaranty: Municipal Lien  
Amount: \$ 27,282.50  
Name of Financial Institution or Surety providing Guaranty: City of Albuquerque  
Date City first able to call Guaranty (Construction Completion Deadline): August 6, 2014  
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: \_\_\_\_\_  
Additional information: \_\_\_\_\_

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

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

SUBDIVIDER: Vuelo LLC

CITY OF ALBUQUERQUE:

By [signature]: [Signature]  
Name [print]: Gordon Rowe  
Title: Co-Manager  
Dated: 11/20/12

By: [Signature]  
Richard Dourte, City Engineer  
Dated: 12-10-12

12-3-12      11-27-2012

SUBDIVIDER'S NOTARY

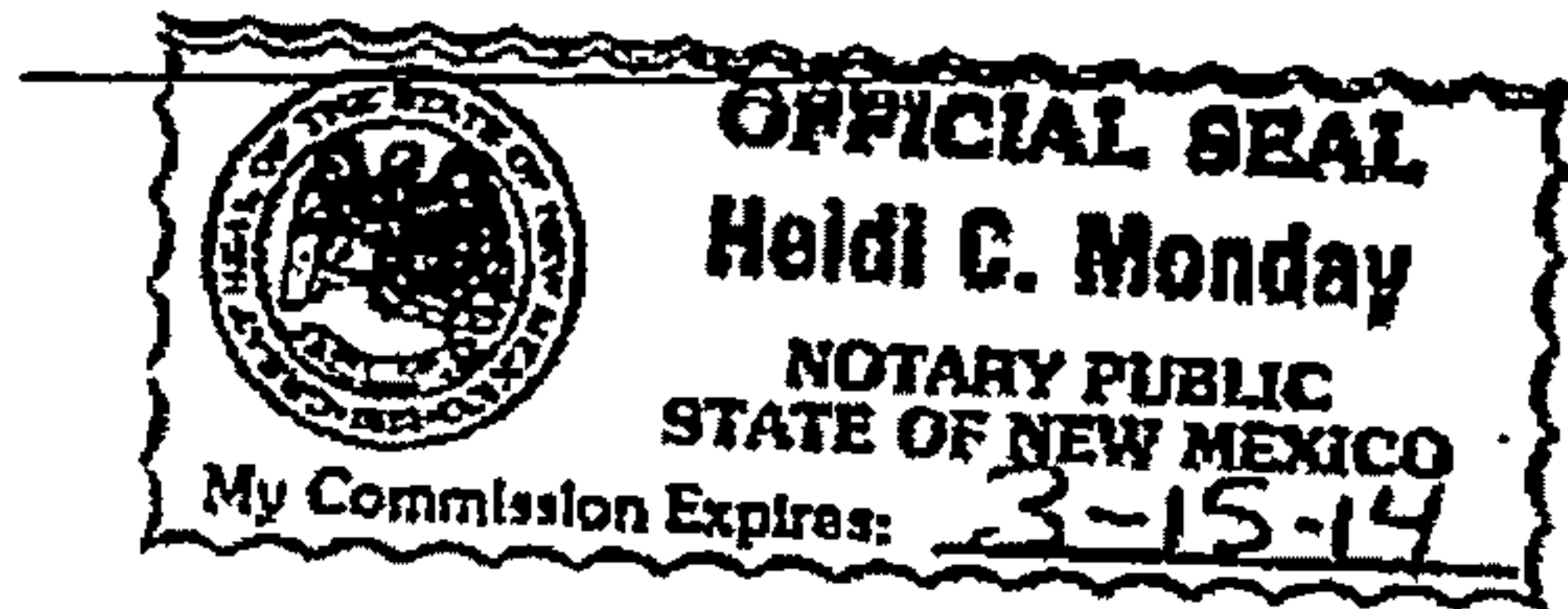
STATE OF N. Mex )  
 ) ss.  
COUNTY OF BERN. )

This instrument was acknowledged before me on 20 day of Nov., 20 12 by  
[name of person:] Gordon Rowe, [title or capacity, for instance,  
"President" or "Owner"] CO-MANAGER  
of [Subdivider:] Vuelo LLC.

(SEAL)

My Commission Expires:

Heidi C. Monday  
Notary Public



CITY'S NOTARY

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

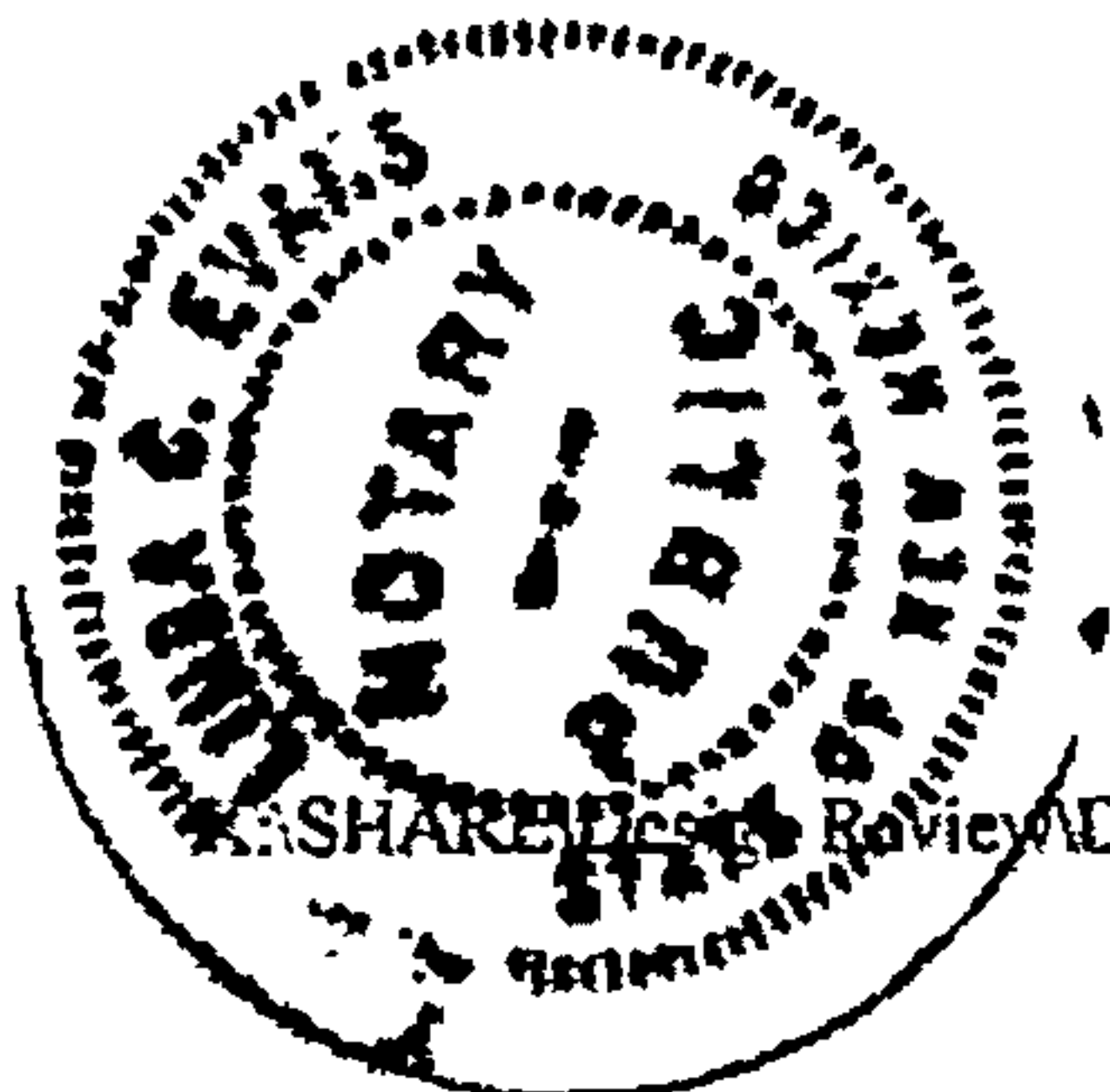
This instrument was acknowledged before me on 10<sup>th</sup> day of December 20 12  
by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf  
of said corporation.

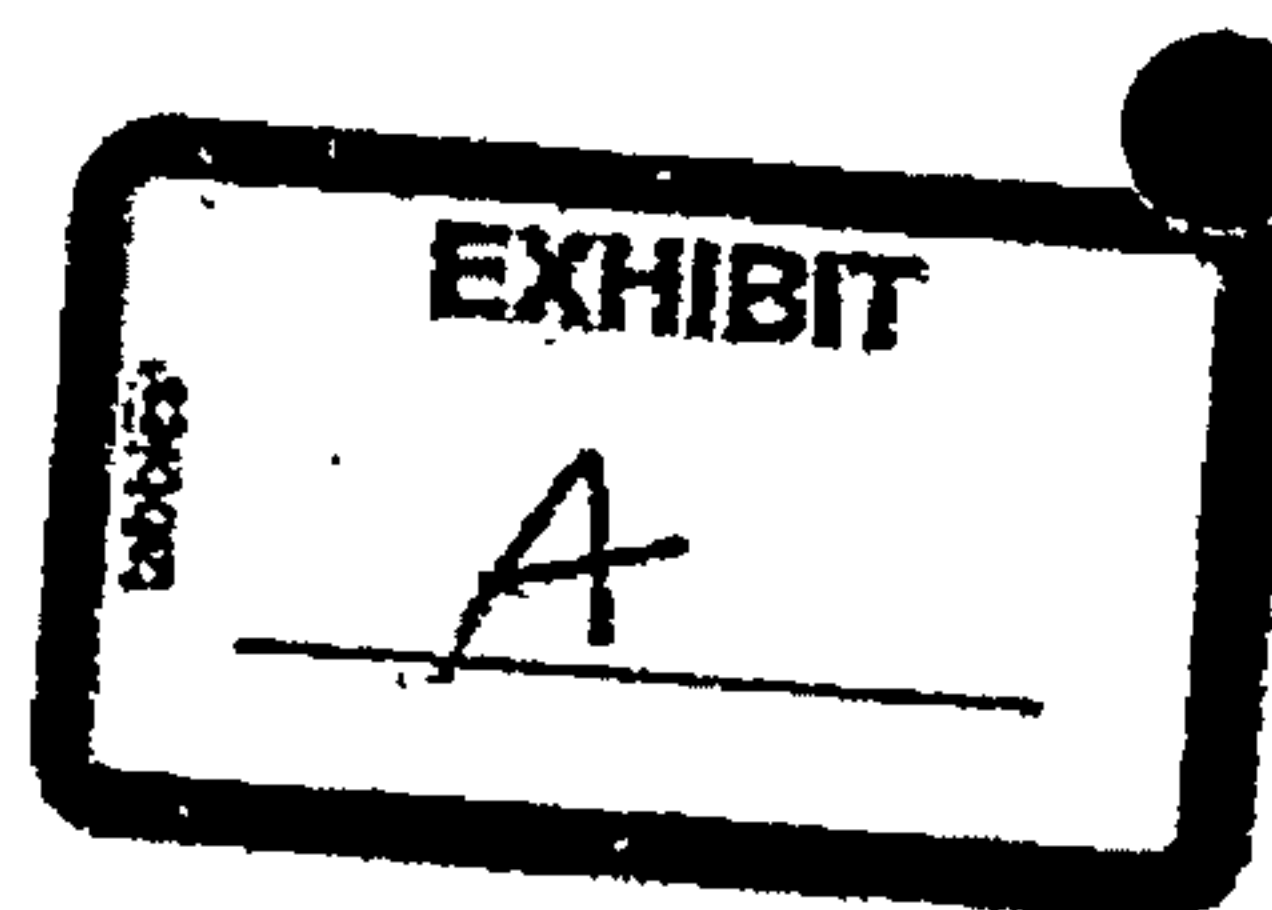
(SEAL)

My Commission Expires:

Linda Evans  
Notary Public

10-17-16





## 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).

A handwritten signature in black ink, appearing to read "Jack Cloud".

Jack Cloud, DRB Chair

Cc: VUELO LLC  
Marilyn Maldonado  
file



**SECOND AMENDED CLAIM AND NOTICE OF LIEN****Title of Project: Sage Ranch Subdivision****Subdivider: Vuelo, LLC****City Project No.: 769782**

This Second Amended Claim and Notice of Lien is filed to extend the construction completion deadline for the Amended Claim and Notice of Lien ("City Lien") dated **October 26, 2010**, between the City of Albuquerque ("City") and **Vuelo, LLC**, as owner filed of record in Bernalillo County, New Mexico, on **October 29, 2010**, as **Document No. 2010110483**. The City continues to claim a 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 **October 16, 2006**, as Document No. **2006158588**, as amended. This City Lien is established pursuant to § 14-14-5-4 R. O. Albuquerque 1994, as amended and §§ 3-36-1 et seq. NMSA 1978 which provides that this lien is a first and prior lien subject only to the lien of general and state taxes 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:** **\$27,282.50**, 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, 2014**. 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# 2013003708

01/11/2013 10:04 AM Page: 1 of 2  
 LIEN R \$25.00 M. Toulouse Oliver, Bernalillo County



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

Receipt: 0427485

Product	Name	Extended
AGRE	Agreement	\$25.00
	# Pages	5
	Document #2013003707	
	# Of Entries	0
	In Person/Interested Person	false
LIEN	Lien	\$25.00
	# Pages	2
	Document #2013003708	
	# Of Entries	0
	In Person/Interested Person	false
AGRE	Agreement	\$25.00
	# Pages	5
	Document #2013003709	
	# Of Entries	0
	In Person/Interested Person	false
LIEN	Lien	\$25.00
	# Pages	2
	Document #2013003710	
	# Of Entries	0
	In Person/Interested Person	false
<b>Total</b>		<b>\$100.00</b>
Tender (Check)		\$100.00
Check# 1410		
Paid By Vuelo LLC		

Thank You!

1/11/13 10:04 AM dojgarcia





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

**ORIGINAL**

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 3-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: 9-13-06

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.: 00DRB-01204

Sage Ranch Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A-1-C, Town of Atlisco 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 Cnat 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	<del>Sage Ranch Court</del> <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 Const Engineer
		6'	Sidewalk	TactA	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. Robinson*  
NAME (print)

*Terra West LLC*  
FIRM

*[Signature]* 9/13/06  
SIGNATURE - date

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

*J. Matson* 9/13/06  
DRB CHAIR - date

*Christina Sandoval* 9/13/06  
PARKS & RECREATION - date

*[Signature]* 9-13-06  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 9/13/06  
UTILITY DEVELOPMENT - date

*Bradley L. Benjamin* 9/13/06  
CITY ENGINEER - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

PROJECT#  
1662001

August 6. 2014

ESIA



U.S. Postal Service™

# CERTIFIED MAIL™ RECEIPT

*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)®

## OFFICIAL USE

Postage

Certified Fee

Return Receipt Fee  
(Endorsement Required)

Restricted Delivery Fee  
(Endorsement Required)

Total Postage & Fees

PERFECTLY LEGAL

3.30

JUL 10 2014

2.70

ALBUQUERQUE, NM 87108

Mark  
Here

*Sent To*

*Street, Apt. No.;  
or PO Box No.*

*City, State, ZIP+*

Mr. Paul Fredrickson  
Westgate Heights Neighborhood Association  
8508 Mesa Real Ave. SW  
Albuquerque, NM 87121

9266 9926  
8663 8663  
0000 0000  
2000 2000  
7011 7011  
TT02

## **Certified Mail Provides:**

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

## ***Important Reminders:***

- Certified Mail may **ONLY** be combined with First-Class Mail<sup>®</sup> or Priority Mail<sup>®</sup>.
- Certified Mail is *not* available for any class of international mail.
- **NO INSURANCE COVERAGE IS PROVIDED** with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS<sup>®</sup> postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "*Restricted Delivery*".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

**IMPORTANT: Save this receipt and present it when making an inquiry.**

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

U.S. Postal Service™

# CERTIFIED MAIL™ RECEIPT

*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)®

## OFFICIAL USE

Postage

Certified Fee

Return Receipt Fee  
(Endorsement Required)

Restricted Delivery Fee  
(Endorsement Required)

Total Postage & Fees

2.95	PERFECTLY LEGAL
JUL 9 0 2014	
2.70	
\$ 8.90	ALBUQUERQUE, NM 87103

Postmark

Sent To

Mr. Matthew Archuleta

Street, A  
or PO Box

Westgate Heights Neighborhood Association

City, State

1628 Summerfield Pl. SW  
Albuquerque, NM 87121

PS Form

ctions

7011 2000 0000 8663 9933



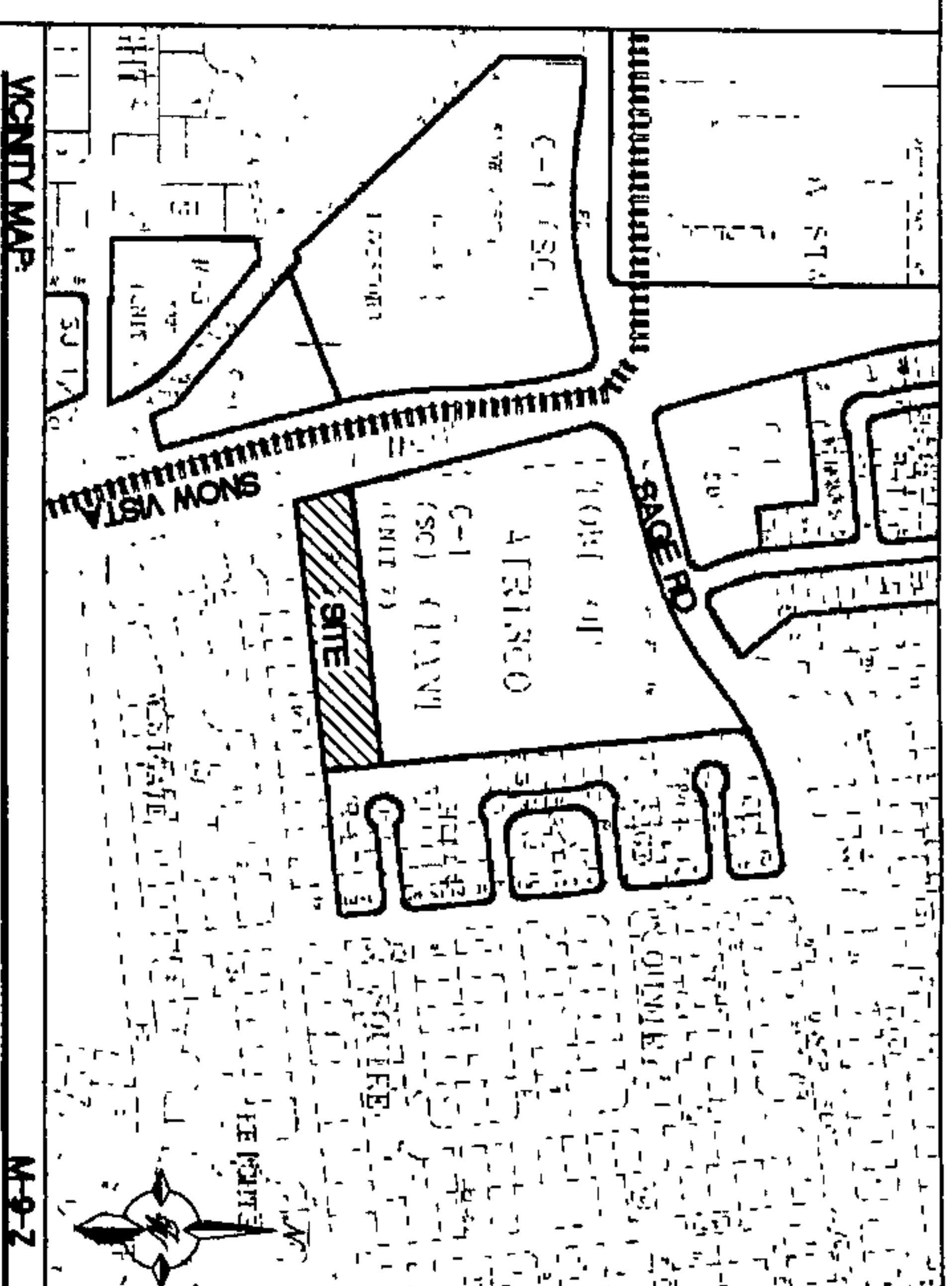
## **Certified Mail Provides:**

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

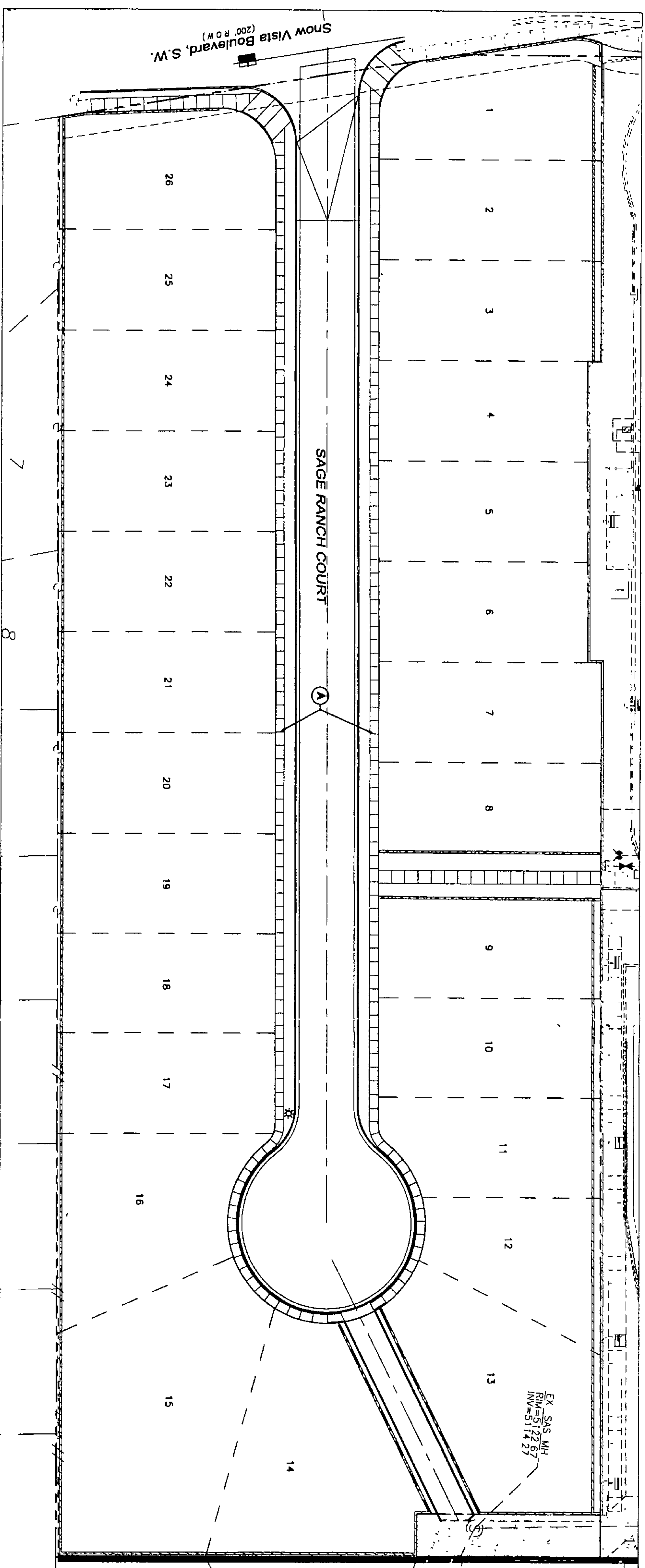
## ***Important Reminders:***

- Certified Mail may **ONLY** be combined with First-Class Mail<sup>®</sup> or Priority Mail<sup>®</sup>.
- Certified Mail is *not* available for any class of international mail.
- **NO INSURANCE COVERAGE IS PROVIDED** with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS<sup>®</sup> postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "*Restricted Delivery*".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

**IMPORTANT: Save this receipt and present it when making an inquiry.**

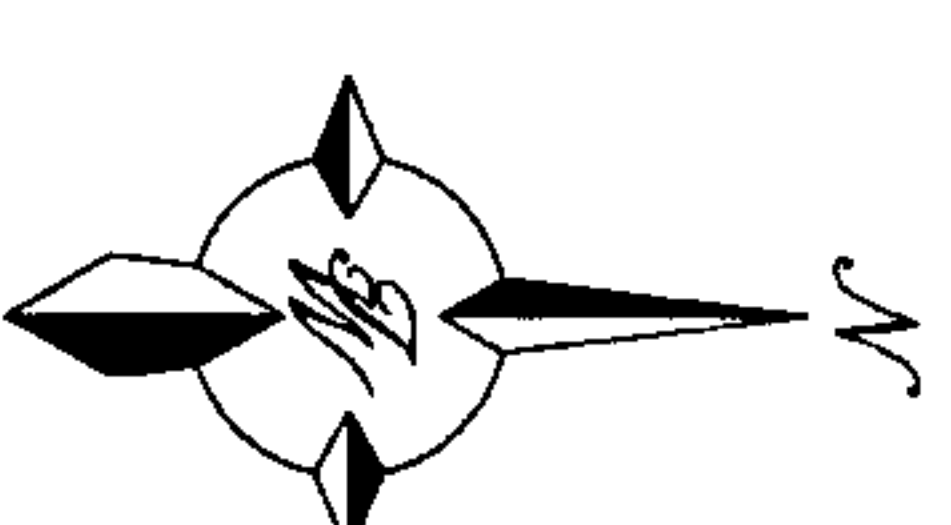


LEGAL DESCRIPTION:  
PARCEL A-1-C, TOWN OF ARTISCO GRANT, UNIT 7



LEGEND	DESCRIPTION
	PROPOSED SCREEN WALL
	PROPOSED RETAINING WALL W/ SCREEN WALL
	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

KEYED NOTES:  
① SIDEWALK TO BE DEFERRED



NOT TO SCALE

PROJECT: 100399  
DATE: 8-6-14  
APP: 14-70243 (ESIA)  
14-70244

ENGINEER'S SEAL	DRAWN BY ET
SAGE RANCH	DATE 07-31-08
SIDEWALK DEFERRAL EXHIBIT	SHEET # 1
TIERRA WEST, LLC 8508 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)958-5100	JOB # 25016
RONALD R. BOHANNAN P.E. #7268	



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 24, 2012

**Project# 1003991**

12DRB-70303 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT (2YR SIA)

VUELO LLC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 1-26, Tract(s) A, **SAGE RANCH** zoned R-LT, located on the east side of SNOW VISTA BLVD SW between SAGE RD SW and BENAVIDEZ RD SW containing approximately 3.7442 acre(s). (M-9)

At the October 24, 2012 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by November 8, 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





CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

October 24, 2012

**Project# 1003991**

**12DRB-70303 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)**

VUELO LLC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 1-26, Tract(s) A, **SAGE RANCH** zoned R-LT, located on the east side of SNOW VISTA BLVD SW between SAGE RD SW and BENAVIDEZ RD SW containing approximately 3.7442 acre(s). (M-9)

<b>AMAFCA</b> No comments.				
<b>COG</b> No comments provided.				
<b>TRANSIT</b> No comments provided.				
<b>ZONING ENFORCEMENT</b> No comments provided.				
<b>NEIGHBORHOOD COORDINATION</b>				
<b>APS</b> Sage Ranch, Lots 1-26, Tract A, is located on the east side of Snow Vista Blvd SW between Sage Rd SW and Benavidez Rd SW. The owner of the above property requests a Major 2 Year Subdivision Improvements Agreement (2 YR SIA) for a development that consists of 26 single family homes. This will impact Mary Ann Binford Elementary School, Truman Middle School, and West Mesa High School.				
		<b>2011-12 40th Day</b>	<b>2011-12 Capacity</b>	<b>Space Available</b>
<b>Loc No</b>	<b>School</b>			
250	MA Binford ES	902	887	-15
475	Truman MS	1336	1170	-166
570	West Mesa HS	1617	2000	383
<p>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.</p> <ul style="list-style-type: none"> <li>• Provide new capacity (long term solution)       <ul style="list-style-type: none"> <li>○ Construct new schools or additions</li> <li>○ Add portables</li> <li>○ Use of non-classroom spaces for temporary classrooms</li> <li>○ Lease facilities</li> <li>○ Use other public facilities</li> </ul> </li> <li>• Improve facility efficiency (short term solution)       <ul style="list-style-type: none"> <li>○ Schedule Changes           <ul style="list-style-type: none"> <li>▪ Double sessions</li> <li>▪ Multi-track year-round</li> </ul> </li> <li>○ Other           <ul style="list-style-type: none"> <li>▪ Float teachers (flex schedule)</li> </ul> </li> </ul> </li> <li>• Shift students to Schools with Capacity (short term solution)       <ul style="list-style-type: none"> <li>○ Boundary Adjustments / Busing</li> <li>○ Grade reconfiguration</li> </ul> </li> </ul>				

<ul style="list-style-type: none"> <li>• Combination of above strategies</li> </ul> <p><b>All planned additions to existing educational facilities are contingent upon taxpayer approval.</b></p>
<p><b>POLICE DEPARTMENT</b> No comments provided.</p>
<p><b>FIRE DEPARTMENT</b> No comments provided.</p>
<p><b>PNM ELECTRIC &amp; NMGAS Co</b> No comments provided.</p>
<p><b>COMCAST</b> No comments provided.</p>
<p><b>CENTURYLINK</b> No comments provided.</p>
<p><b>ENVIRONMENTAL HEALTH</b> No comments provided.</p>
<p><b>M.R.G.C.D</b> 1. Previously reviewed 02/11/2010. 2. No Adverse Comments.</p>
<p><b>OPEN SPACE DIVISION</b> No comments provided.</p>
<p><b>CITY ENGINEER</b> 2 Year SIA Ext - Please state what has not been built.</p>
<p><b>TRANSPORTATION DEVELOPMENT</b> Clarify what has not yet been built and provide an approximate timeline.</p>
<p><b>PARKS AND RECREATION</b></p>
<p><b>ABCWUA</b></p>
<p><b>PLANNING DEPARTMENT</b> Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.</p>

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

**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: \_\_\_\_\_  
Date Preliminary Plat Approved: 9/13/06  
Date Preliminary Plat Expires: 9/13/07

DRB Project No.: 1003991  
DRB Application No.: 00DRB-01202

**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 <i>Tract A</i>	Snow Vista Blvd	<i>Tract A</i> 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	<del>Sage Ranch Court</del> <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 RIG

3

**AGENT / OWNER**

Ronald R. Robinson  
NAME (print)

Terra 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

[Signature] 9/13/06  
UTILITY DEVELOPMENT - date

Bradley L. Brigham 9/13/06  
CITY ENGINEER - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER





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 2<sup>nd</sup> 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: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Vuelo LLC PHONE: 232-2800

ADDRESS: 1200 Penn NE FAX: 266-1030

CITY: Albq STATE NM ZIP 87110 E-MAIL: growe@vuelo.com

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: deferral of infrastructure improvements  
2 yr SIA

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

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

Lot or Tract No. 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 \_\_\_\_\_

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  
12 DRB - 70213

**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 acres

LOCATION OF PROPERTY BY STREETS: On or Near: SNOW Vista, SW

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 G. Rowe DATE \_\_\_\_\_

(Print Name) Gordon Rowe, Manager Vuelo LLC Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

**INTERNAL ROUTING**

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

Application case numbers

12 DRB - 70303

Action

ESIA

S.F.

\_\_\_\_\_

Fees

\$ 50.00

All fees have been collected

\_\_\_\_\_

CMF

\_\_\_\_\_

\$ 20.00

All case #s are assigned

\_\_\_\_\_

ADV

\_\_\_\_\_

\$ 75.00

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

\_\_\_\_\_

Total \$ 145.00

Hearing date Oct. 24, 2012

9-24-12

Project # 1003991

Staff 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. \_\_\_\_\_
- N/A** 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.

Vuelo LLC  
 Applicant name (print)  
C. Rowe Manager  
 Applicant signature / date



Form revised **October 2007**

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
12 - DRB - 70303

[Signature] 9-24-12  
 Planner signature / date  
 Project # 1003991

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Oct. 9, 2012 To Oct. 24, 2012

5. REMOVAL

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

I have read this sheet and discussed it with the 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.

L. Anne Vick LLC  
(Applicant or Agent)

9/24/12  
(Date)

I issued 1 signs for this application, 9-24-12 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1003991





## INTER-OFFICE MEMORANDUM

### COMMENTING AGENCIES

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

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

PROJECT # 1003991

**Wednesday, October 24, 2012**

Comments must be received by:

**Friday, October 19, 2012**

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

**If you have any questions, please contact me at 924-3946 or [agomez@cabq.gov](mailto:agomez@cabq.gov)**





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 2<sup>nd</sup> 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: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Vuelo LLC PHONE: 232-2800  
 ADDRESS: 1200 Penn NE FAX: 266-1030  
 CITY: Albu STATE NM ZIP 87110 E-MAIL: growe60@qcom.com  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: deferral of infrastructure improvements  
2 yr SIA

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

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

Lot or Tract No. 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 \_\_\_\_\_  
 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  
12 DRB-70213

**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 acres  
 LOCATION OF PROPERTY BY STREETS: On or Near: SAGE VISTA SW  
 Between: SAGE SW and BENQUIDES SW

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

SIGNATURE G. ROWE DATE \_\_\_\_\_  
 (Print Name) LORDON ROWE, MANAGER VUELO LLC 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  
12 DRB - 70303

Action	S.F.	Fees
<u>ESIA</u>		\$ <u>50.00</u>
<u>CMF</u>		\$ <u>20.00</u>
<u>ADV</u>		\$ <u>75.00</u>
		\$ _____
		\$ _____
		Total
		\$ <u>145.00</u>

Hearing date Oct. 24, 2012

[Signature]  
 9-24-12  
 Staff signature & Date

Project # 1003991

Revised: 4/2012

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.

Vuelo LLC  
 Applicant name (print)  
C. Rowe Manager  
 Applicant signature / date

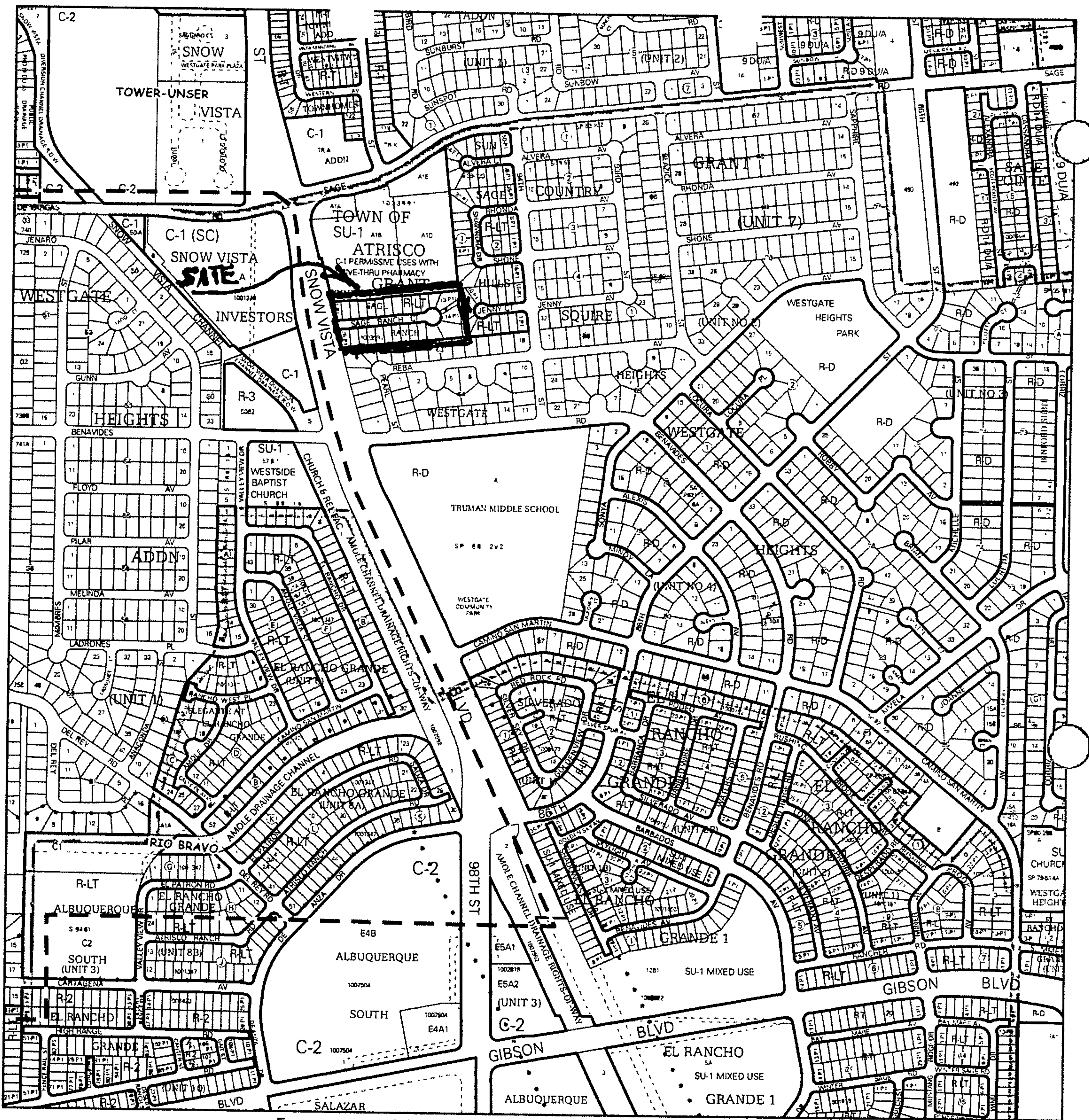


Form revised October 2007


- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
12 - DRB - 70303

[Signature] 9-24-12  
 Planner signature / date  
 Project # 1003991

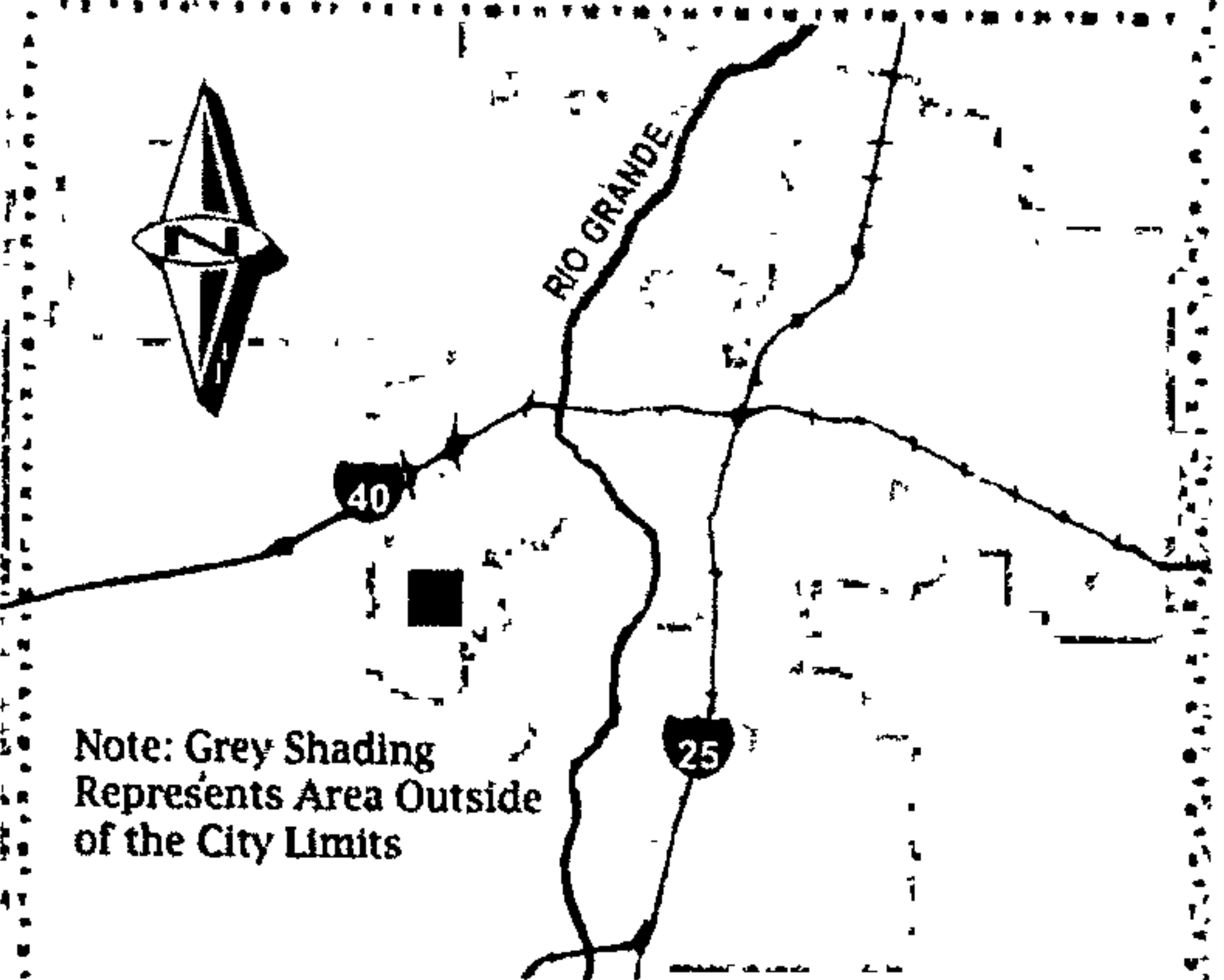




For more current information and more details visit: <http://www.cabq.gov/gis>






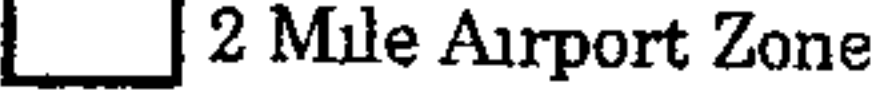

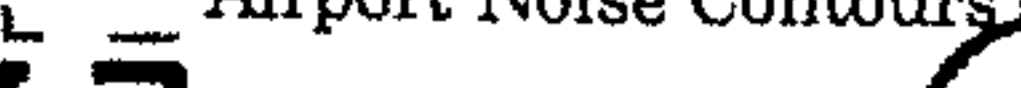



Map amended through: 1/24/2011




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                      1500 Feet



**VUELO, LLC**  
1200 Pennsylvania NE, Ste. 2B  
Albuquerque, NM 87110

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

*9/12/2012*

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.

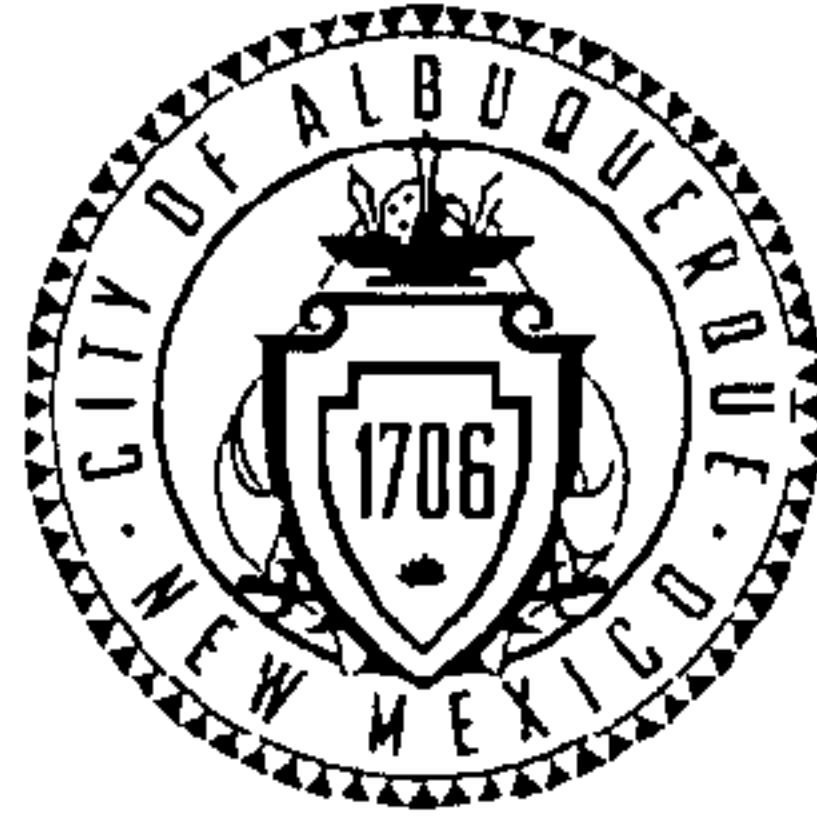
The developer hereby requests that the referenced subdivision improvement agreement Procedure "B" be extended an additional two years until August 6, 2014.

Respectfully submitted,



Gordon Rowe III  
Manager

GHR/dwf



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

September 24, 2012

Gordon Rowe  
Vuelo, LLC  
1200 Pennsylvania NE/87110  
Phone: 232-2800/Fax: 266-1030

Dear Gordon:

Thank you for your inquiry of **September 24, 2012** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOTS 1-26 ANDN TRACT A, SAGE RANCH SUBDIVISION, BETWEEN SAGE ROAD SW AND BENAVIDES ROAD SW** zone map **M-9**.

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

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

Paul Fredrickson

8508 Mesa Real Ave. SW/87121 244-3628 (h)

Art Gonzales

P.O. Box 13803/87192 350-6080 (c)

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](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

**LETTERS MUST BE  
SENT TO BOTH  
CONTACTS OF EACH  
NA/HOA FOR THIS  
PLANNING SUBMITTAL.**

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

## Information from the Office of Neighborhood Coordination

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

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

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

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: **09/24/12** Time Entered: **2:50 p.m.** ONC Rep. Initials: **siw**



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

FILE

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

September 13, 2012

**Notice of Proposed Action Before the City Of Albuquerque Design Review Board**

**VIA CERTIFIED MAIL – RETURN RECEIPT**

Westgate Heights N.A. (WGH) “R”  
Paul Fredrickson  
8508 Mesa Real Ave. SW  
Albuquerque, NM 87121

Art Gonzales  
PO Box 13803  
Albuquerque, NM 87192

*Re: Certified Letter to Notice – Sage Ranch Subdivision  
Two year temporary approval of infrastructure improvements*

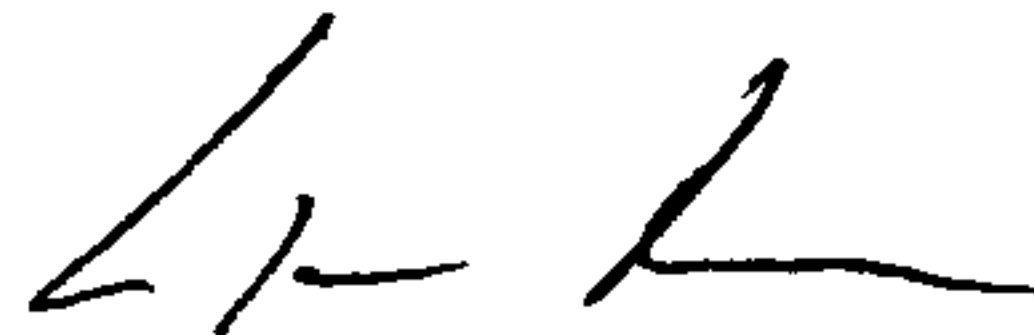
Dear Sir or Madame:

Please consider this a Letter to Notice that we are requesting a two year extension of Subdivision Improvements for the following, as shown on the attached GIS Map:

SAGE RANCH SUBDIVISION:  
LOT 1 – 26 AND TRACT A SAGE RANCH SUBDIVISION  
BETWEEN SAGE SW AND BENAVIDES SW  
ZONE MAP M-9

Please direct any questions or concerns to the above address and phone number.

Very truly yours,



Gordon H. Rowe III  
Manager

Enclosure

Fredrickson Certified: 7007 2680 0003 0480 8186  
Gonzales Certified: 7007 2680 0003 0480 7998

# VUELO, LLC

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

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

September 13, 2012

## Notice of Proposed Action Before the City Of Albuquerque Design Review Board

### VIA CERTIFIED MAIL – RETURN RECEIPT

Westgate Heights N.A. (WGH) “R”  
Paul Fredrickson  
8508 Mesa Real Ave. SW  
Albuquerque, NM 87121

Art Gonzales  
PO Box 13803  
Albuquerque, NM 87192

***Re: Certified Letter to Notice – Sage Ranch Subdivision  
Two year temporary approval of infrastructure improvements***

Dear Sir or Madame:

Please consider this a Letter to Notice that we are requesting a two year extension of Subdivision Improvements for the following, as shown on the attached GIS Map:

SAGE RANCH SUBDIVISION:  
LOT 1 – 26 AND TRACT A SAGE RANCH SUBDIVISION  
BETWEEN SAGE SW AND BENAVIDES SW  
ZONE MAP M-9

Please direct any questions or concerns to the above address and phone number.

Very truly yours,

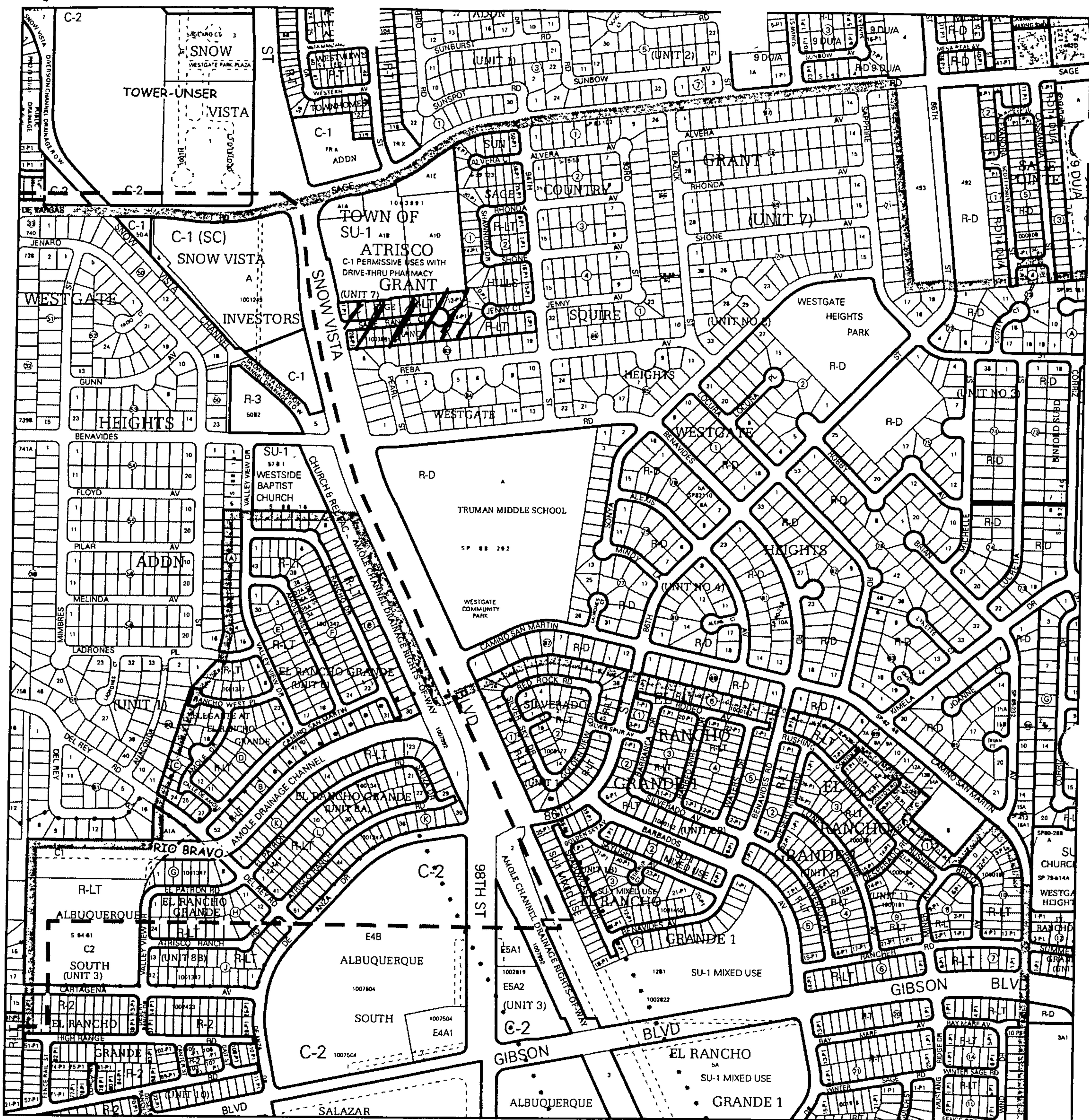


Gordon H. Rowe III  
Manager

Enclosure

Fredrickson Certified: 7007 2680 0003 0480 8186  
Gonzales Certified: 7007 2680 0003 0480 7998





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 4/2/2012

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 Pennsylvania NE, Ste. 2B  
Albuquerque, NM 87110

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

September 13, 2012

## Notice of Proposed Action Before the City Of Albuquerque Design Review Board

### VIA CERTIFIED MAIL – RETURN RECEIPT

Westgate Heights N.A. (WGH) “R”  
Paul Fredrickson  
8508 Mesa Real Ave. SW  
Albuquerque, NM 87121

Art Gonzales  
PO Box 13803  
Albuquerque, NM 87192

***Re: Certified Letter to Notice – Sage Ranch Subdivision  
Two year temporary approval of infrastructure improvements***

Dear Sir or Madame:

Please consider this a Letter to Notice that we are requesting a two year extension of Subdivision Improvements for the following, as shown on the attached GIS Map:

SAGE RANCH SUBDIVISION:  
LOT 1 – 26 AND TRACT A SAGE RANCH SUBDIVISION  
BETWEEN SAGE SW AND BENAVIDES SW  
ZONE MAP M-9

Please direct any questions or concerns to the above address and phone number.

Very truly yours,



Gordon H. Rowe III  
Manager

Enclosure

Fredrickson Certified: 7007 2680 0003 0480 8186  
Gonzales Certified: 7007 2680 0003 0480 7998

**VUELO, LLC**  
1200 Pennsylvania NE, Ste. 2B  
Albuquerque, NM 87110

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

September 13, 2012

**Notice of Proposed Action Before the City Of Albuquerque Design Review Board**

**VIA CERTIFIED MAIL – RETURN RECEIPT**

Westgate Heights N.A. (WGH) “R”  
Paul Fredrickson  
8508 Mesa Real Ave. SW  
Albuquerque, NM 87121

Art Gonzales  
PO Box 13803  
Albuquerque, NM 87192

***Re: Certified Letter to Notice – Sage Ranch Subdivision  
Two year temporary approval of infrastructure improvements***

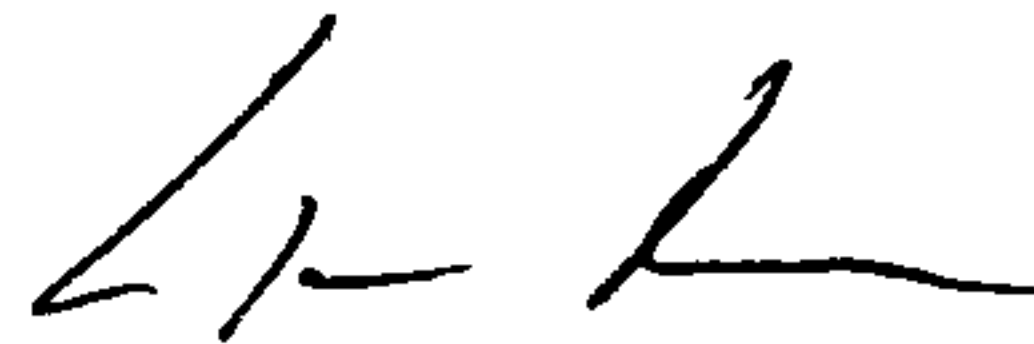
Dear Sir or Madame:

Please consider this a Letter to Notice that we are requesting a two year extension of Subdivision Improvements for the following, as shown on the attached GIS Map:

SAGE RANCH SUBDIVISION:  
LOT 1 – 26 AND TRACT A SAGE RANCH SUBDIVISION  
BETWEEN SAGE SW AND BENAVIDES SW  
ZONE MAP M-9

Please direct any questions or concerns to the above address and phone number.

Very truly yours,

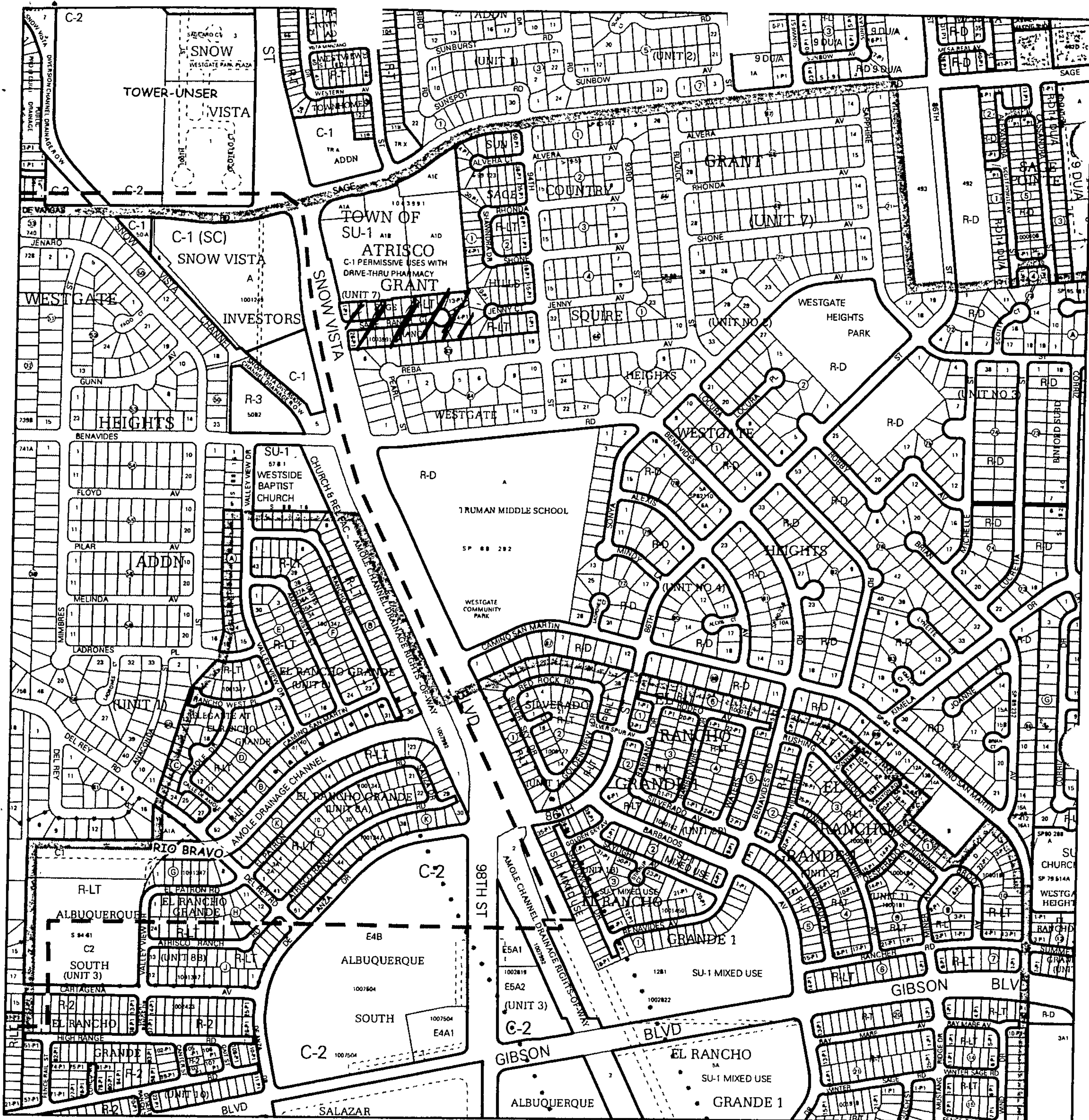


Gordon H. Rowe III  
Manager

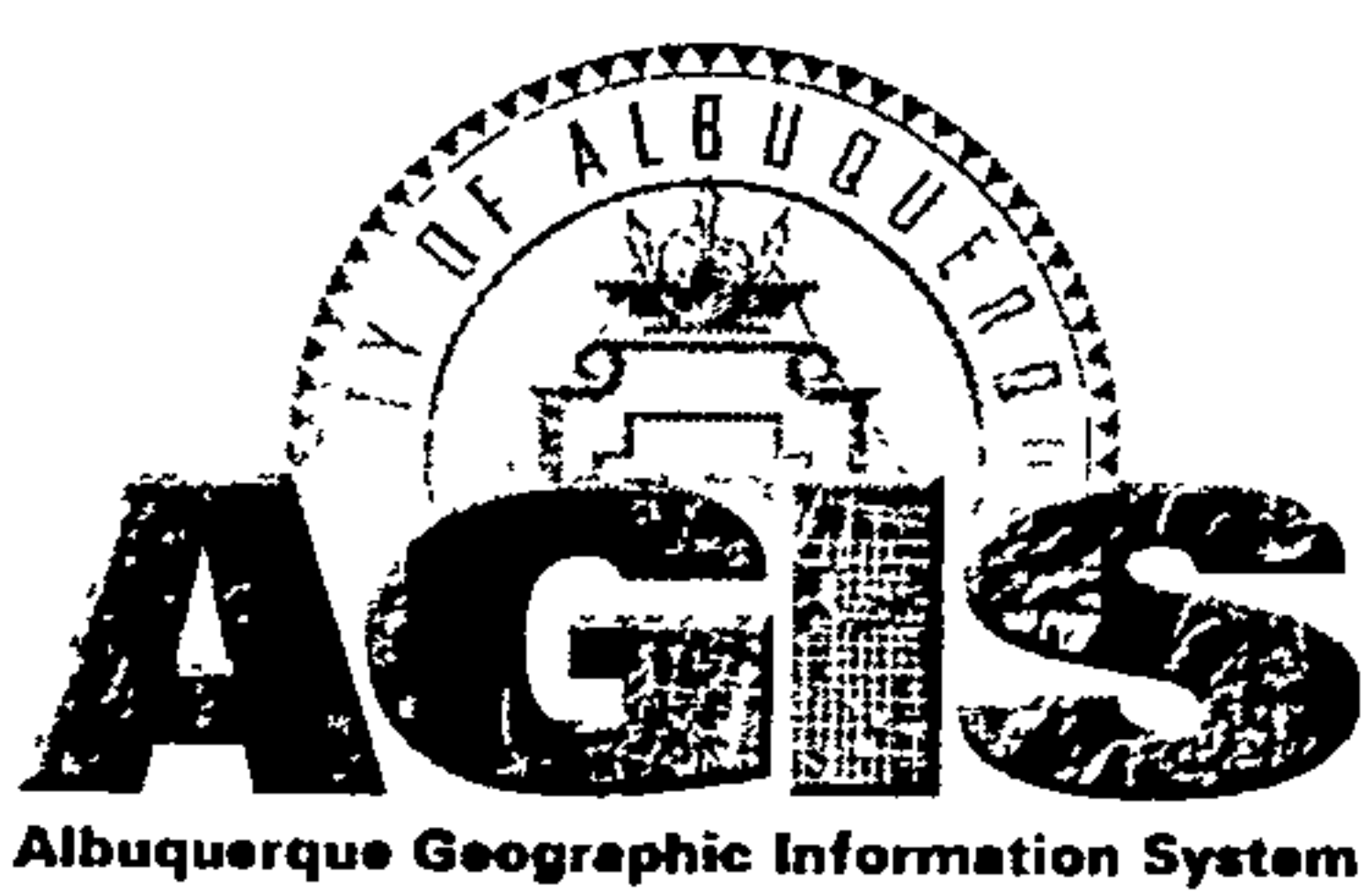
Enclosure

Fredrickson Certified: 7007 2680 0003 0480 8186  
Gonzales Certified: 7007 2680 0003 0480 7998

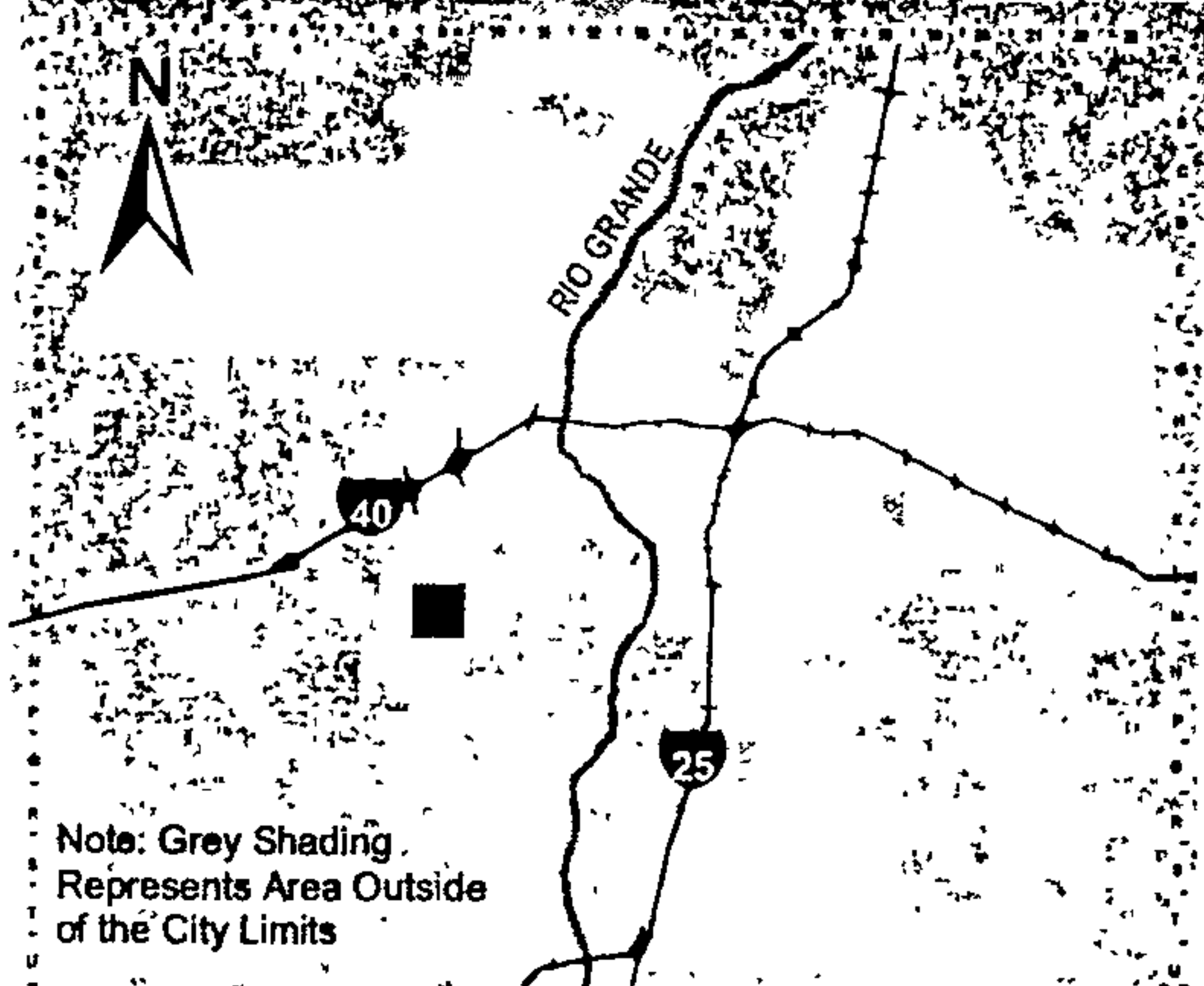




For more current information and details visit: <http://www.cabq.gov/gis>




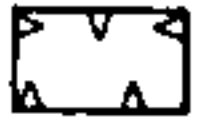
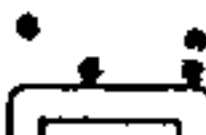

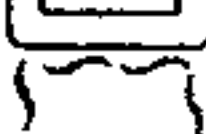
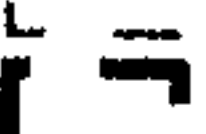



Map amended through: 4/2/2012

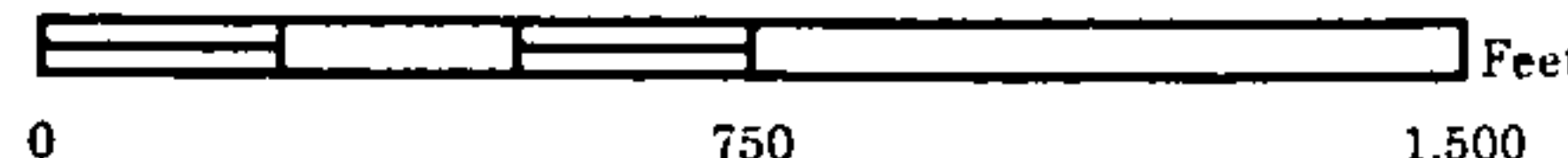


Note: Grey Shading Represents Area Outside of the City Limits

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



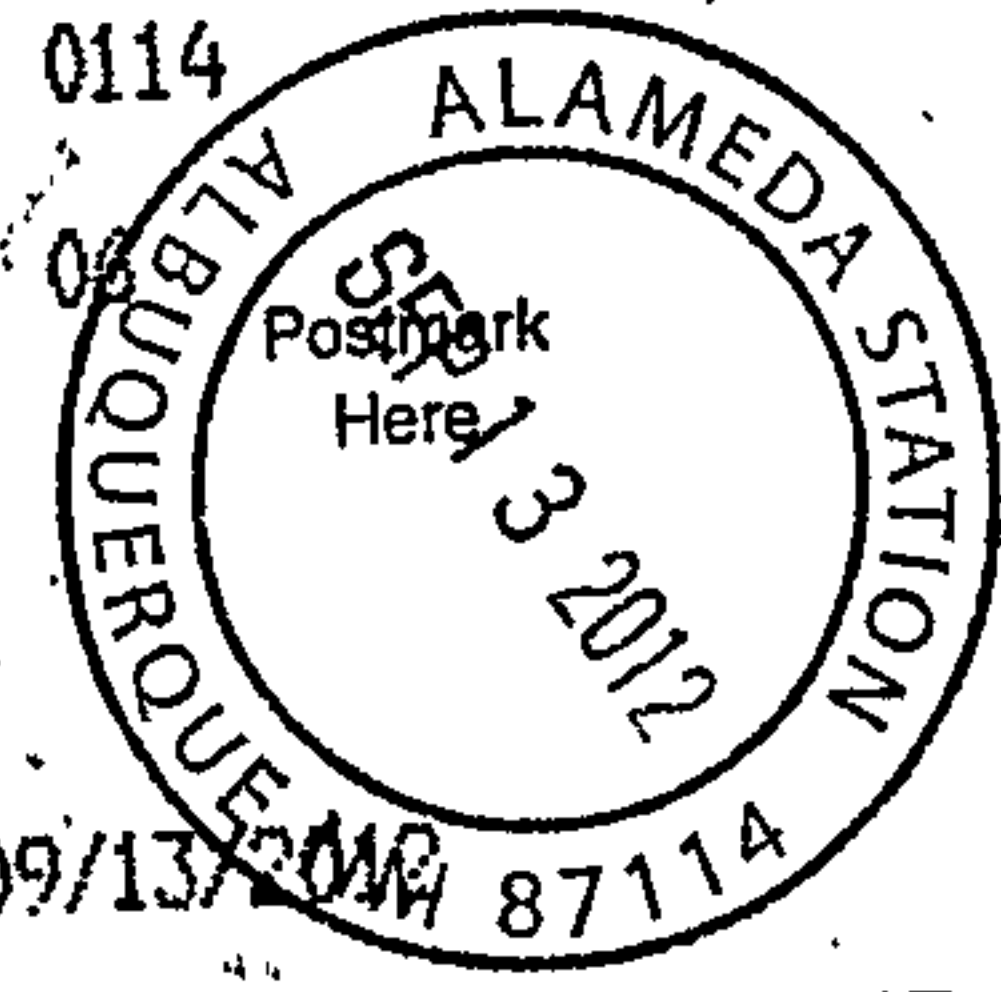
7007 2680 0003 0480 7998

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87192 **OFFICIAL USE**

Postage	\$	\$0.45
Certified Fee		\$2.95
Return Receipt Fee (Endorsement Required)		\$2.35
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$5.75</b>



Sent To GONZALES  
 Street, Apt. No., or PO Box No. PO BOX 13803  
 City, State, ZIP+4 ALBQ - NM 87192

PS Form 3800, August 2006 See Reverse for Instructions

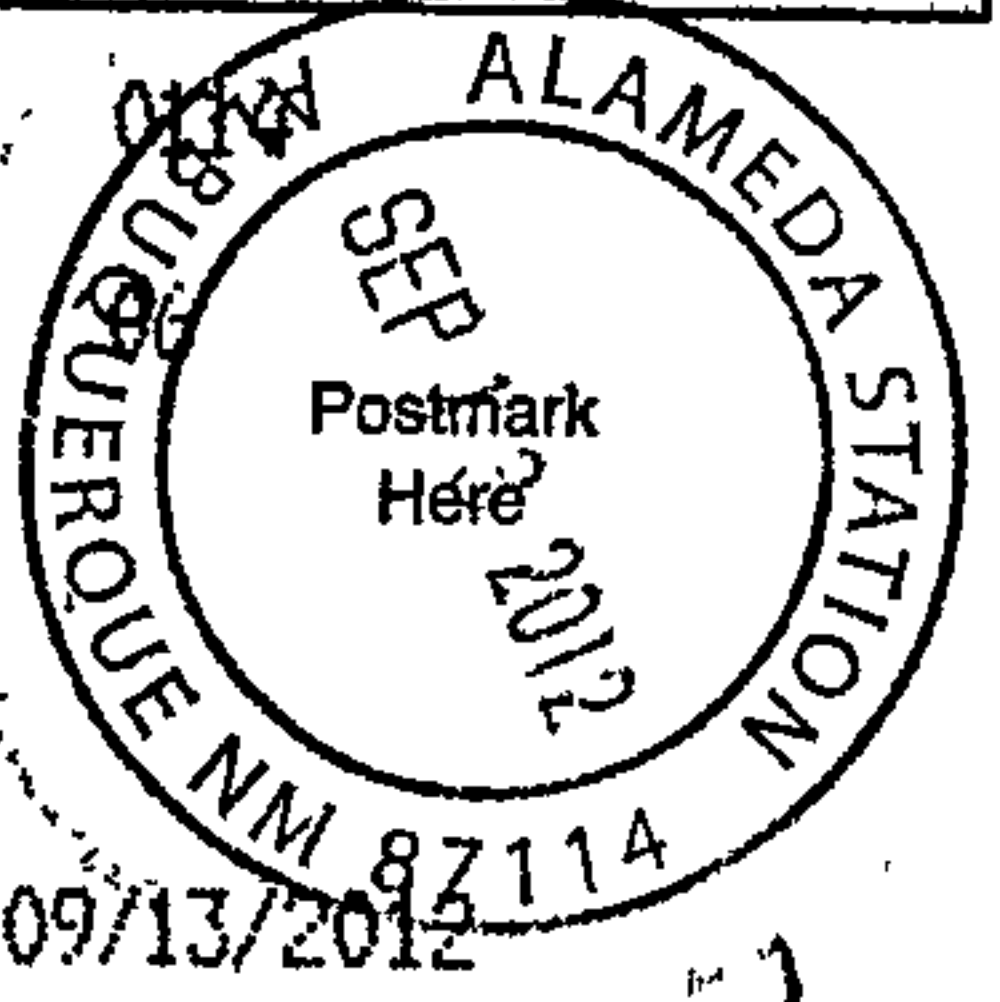
7007 2680 0003 0480 8186

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87121 **OFFICIAL USE**

Postage	\$	\$0.45
Certified Fee		\$2.95
Return Receipt Fee (Endorsement Required)		\$2.35
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$5.75</b>



Sent To FREDRICKSON  
 Street, Apt. No., or PO Box No. 8508 Mesa Verde Sw  
 City, State, ZIP+4 ALBQ - NM 87121

PS Form 3800 August 2006 See Reverse for Instructions

Doc# 2010110480

10/29/2010 09:57 AM Page: 1 of 5 Bernalillo County  
AGRE R: \$17.00 M. Toulouse Oliver

**FIGURE 18**

**EXTENSION AGREEMENT  
Procedure "B"**

PROJECT NO. 769782

This Agreement made this 25<sup>th</sup> day of October, 2010, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Vuelo LLC ("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 16<sup>th</sup> 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 6<sup>th</sup> 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. 200717293, 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. 200909210, 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 6<sup>th</sup> day of August, 2012.

B. On portions of the improvements as follows:

IMPROVEMENTS

Infrastructure

COMPLETION DATE

August 6, 2012

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]: [Signature]  
Name [print]: London Rove  
Title: Manager  
Dated: 8/23/10

By: [Signature]  
Richard Dourte, City Engineer  
Dated: 10-25-10

[Signature]  
10-8-10

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on this 23<sup>rd</sup> day of Aug.,  
2010 by [name of person:] London Rowe, [title or capacity,  
for instance, "President" or "Owner"]  
Manager  
of [Subdivider:] Viclo, LLC

My Commission Expires:  
10-05-13

Misty Passeri  
Notary Public

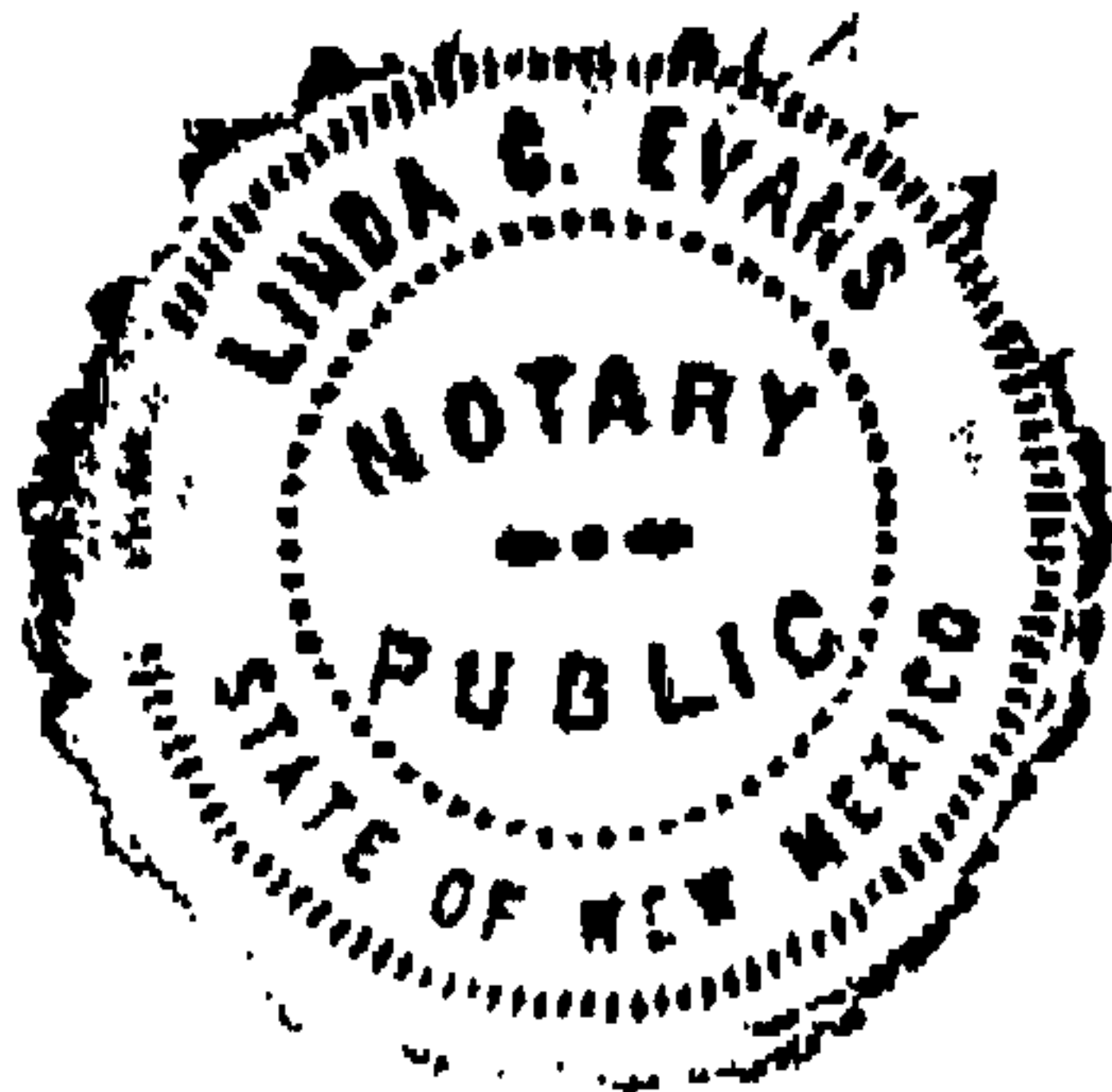
CITY'S NOTARY

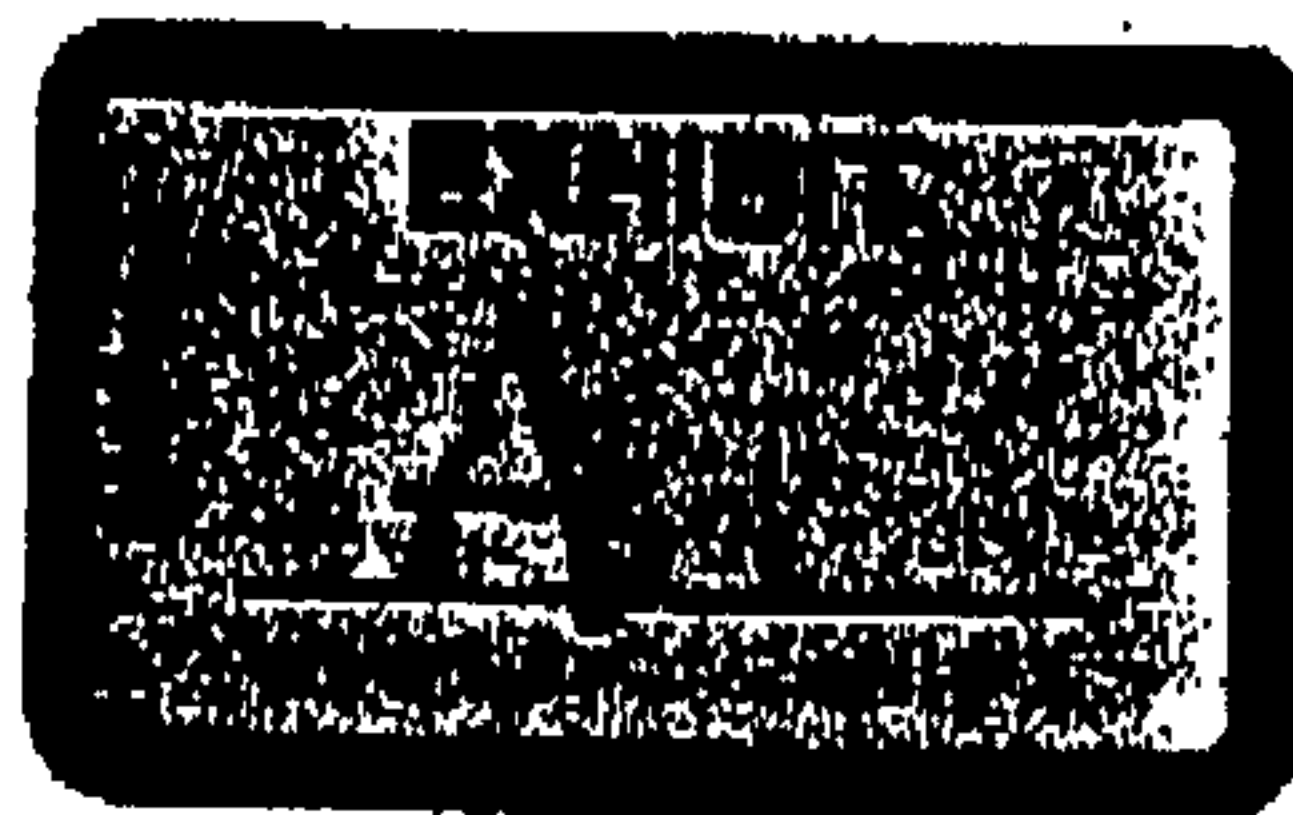
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on this 25<sup>th</sup> day of October,  
2010 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on  
behalf of said corporation.

My Commission Expires:  
10-03-13

Linda G. Evans  
Notary Public





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 25, 2010

**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)

At the August 25, 2010 Development Review Board meeting, a two year extension for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by September 9, 2010, in the manner described below.

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

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

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

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

Jack Cloud, AICP, DRB Chair

Cc: Rick Beltramo

Cc: Longford at The Trails LLC – 3077 E. Warm Springs Rd – Las Vegas, NW 89120

Marilyn Maldonado

file



Doc# 2010110481

10/29/2010 09:57 AM Page: 1 of 2  
LIEN R: \$11.00 M. Toulouse Oliver, Bernalillo County

Figure 30b

**AMENDED CLAIM AND NOTICE OF LIEN**

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

This Amended Claim and Notice of Lien is filed to extend the construction completion deadline for the Claim and Notice of Lien ("City Lien") dated Aug. 6, 2010 between the City of Albuquerque ("City") and Vuelo, LLC (name of owner and/or subdivider) as owner filed of record in Bernalillo County, New Mexico on Aug. 10, 2010 as Document No. 2010 080 687. The City continues to claim a 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 (name of subdivision):

Sage Ranch Subdivision  
said Improvements being more particularly described in that certain Subdivision Improvements Agreement ("Agreement") between the City and (name of owner and/or subdivider) Vuelo, LLC

and recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book A-125, at page 871 on Oct. 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

ADDRESS OF OWNER: 1200 Penn NE  
Albuquerque, NM 87110

LEGAL DESCRIPTION: Lots 1-Plat 26-Pl and Tract 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 Doc No 2006166324  
RECORDING INFORMATION: Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book \_\_\_\_\_, at page \_\_\_\_\_, on \_\_\_\_\_, 20\_\_\_\_, as Document No. \_\_\_\_\_

FORMER LEGAL DESCRIPTION: Parcel A-1-C, Town of Abisec Grant Unit 7, Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book 2005C, at page 32, on 10/24/05  
RECORDING INFORMATION: Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book \_\_\_\_\_, at page \_\_\_\_\_, on \_\_\_\_\_, 20\_\_\_\_, as Document No. \_\_\_\_\_

