

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 rubuquerque Planning wepartment

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910

Issued By: BLDAVM 245884 07/10/2014

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

Agent / Contact

VUELO, LLC

PRECISION SURVEYS INC

CYNTHIA L ABEYTA PO BOX 90636

1200 PENNSYLVANIA NE **ALBUQUERQUE NM 87110**

ALBUQUERQUE NM 87199

Application Fees

APN Fee		\$75.00
Conflict Mgmt Fee		\$20.00
DRB Actions		\$50.00
	TOTAL:	\$145.00

City of Albuquerque Treasury
Onte:7/10/2014 Office:ANHEX
Stat ID:WS000008 Cashier:TRSDLF
Batch: 3913 Trons 4:14
Permit: 2014070242
Payment Total:\$145.00
9901 Conflict Manan. Fee
0901 Conflict Manan. Fee
0903 DRB Actions
Check Tendered:

City of inbuquerque Planning wepartment

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910

07/10/2014 Issued By: BLDAVM 245894

2014 070 244

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

Agent / Contact

PRECISION SURVEYS INC

CYNTHIA L ABEYTA

PO BOX 90636

1200 PENNSYLVANIA NE ALBUQUERQUE NM 87110

ALBUQUERQUE NM 87199

Application Fees		
APN Fee		
Conflict Mgmt Fee		
DRB Actions		\$50.00
	TOTAL:	\$50.00

Stat ID:WSOCOOK Cathier:TRSDLF
Butth: 3913 Trans #:14
Permit: 2014070244
Payment Total:#50.00
1993 DRB Actions Check Tendered:

Check Tendered:

#197.09



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 Sínk
OPEN SPACE DIVISION	Kent Reed Swanson
FIRE DEPARTMENT	Antonío Chinchilla
ZONING ENFORCEMENT INSPECTOR	Davíd Kílpatríck
NEIGHBORHOOD COORDINATION	
PNM	
NEW MEXICO GAS COMPANY	Patríck Sanchez
ALBUQUERQUE PUBLIC SCHOOLS	
COMCAST CABLE	
Mid.Rio Grande Conserv. Dist. (MRGCD)	
ENVIRONMENTAL HEALTH	

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

Albuquerque



Supplemental Form (SF)

DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION	S	Z	ZONIN	IG & PLANNING
X Major subdivision action			 	Annexation
Minor subdivision action Vacation	V			Zone Man Amendment (Establish or Change
Vacation Variance (Non-Zoning)	V			Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
SITE DEVELOPMENT PLAN	P			Adoption of Rank 2 or 3 Plan or similar
for Subdivision for Building Permit				Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
Administrative Amendment/Approval (AA))			rian(s), Zoning Code, or Suba. Regulations
IP Master Development Plan	D			Street Name Change (Local & Collector)
Cert. of Appropriateness (LUCC) STORM DRAINAGE (Form D)	Ĺ	A	APPEA	AL / PROTEST of Decision by. DRB, EPC, LUCC, Planning
Storm Drainage Cost Allocation Plan				Director, ZEO, ZHE, Board of Appeals, other
PRINT OR TYPE IN BLACK INK ONLY. The application of the Planning Department Development Services Center, 6	ant or age 500 2 nd St	ent m reet N	ust subr VW, Albu	nit the completed application in person to the aquerque, NM 87102.
Fees must be paid at the time of application. Refer to				
APPLICATION INFORMATION:				
Professional/Agent (if any): Precision Surveys, Inc.				PHONE: 505.856.5700
ADDRESS: PO Box 90636				FAX:
CITY: Albuquerque STA	TE NM	I ZIP	87199	E-MAIL: larry@presurv.com
		•	·	
APPLICANT: Vuelo, LLC	. <u>-</u> . <u>-</u>			PHONE:505.232.2800
ADDRESS: 1200 Pennsylvania, NE				FAX: 505.266.1030
CITY: Albuquerque STA	TE <u>NM</u>	ZIP	87110	E-MAIL: growe60@yahoo.com
Proprietary interest in site: owner		_	-	
DESCRIPTION OF REQUEST: Extension of Major Subdivision				
Sidewalk Construction	mprovem	iem Ag	<u>reement e</u>	Extension and Extension of Temporary Deferrat of
		_	<u> </u>	
Is the applicant seeking incentives pursuant to the Family Hou		-	•	
SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL D	DESCRIPTI	ION IS	CRUCIAL	L! ATTACH A SEPARATE SHEET IF NECESSARY.
Lot or Tract No. <u>Tract A-1-C</u>	<u> </u>			Block: Unit:7
Subdiv/Addn/TBKA: <u>Town of Atrisco</u>				
Existing Zoning: R-LT Prop	osed zonir	ng: <u>s</u>	Same	MRGCD Map No
Zone Atlas page(s): M-9 UPC	Code:1	00905	51583592	0826 (see attached sheet for additional UPC No.'s)
CASE HISTORY:				
List any current or prior case number that may be relevant to	your applic	cation (Proj., App.	., DRB-, AX_,Z_, V_, S_, etc.) ⁻ Z79-154
05EPC-0364, 0365, 0366, 0367 / 05DRB-01293, 01294 / 06D				, <u> </u>
CASE INFORMATION:	<u>-</u> "		•	
Within city limits? X Yes Within 1000FT of a	landfill? _	No		
No. of existing lots: <u>26</u> No. of proposed lo	ts: <u>26</u>		Total site	e area (acres): <u>+/- 3.7442</u> acres
LOCATION OF PROPERTY BY STREETS: On or Near:	Snow Vista	a Boule	evard, SW	
Between: Sage Road, SW	and _	Reb	oa Avenue	<u>, SW</u>
Check if project was pieviously reviewed by: Sketch Plat/Plan	□ or Pre-a	applica	tion Revie	w Team(PRT) □. Review Date:
SIGNATURE				DATE July 11, 2014
(Print Name) Cynthia L Abeyta			·	Applicant: 🗆 Agent: 🛚
FOR OFFICIAL USE ONLY				Revised: 4/2012
INTERNAL ROUTING Application cas All checklists are complete	se numbei	rs		Action S.F. Fees
All checklists are complete	- 70	24	5	ESIA \$50.00
All fees have been collected All case #s are assigned AGIS copy has been sent		•	-	CMF \$20.00
AGIS copy has been sent				
A Molo copy has been sent		<u> </u>		ADV \$ 75.00
Case history #s are listed	<u>-70</u>	241	1	<u> </u>
Case history #s are listed Site is within 1000ft of a landfill	- <u>70</u>	241	1	\$ \(\frac{1}{20} \) \(\frac{1}{5} \) \(
Case history #s are listed Site is within 1000ft of a landfill F.H.D.P. density bonus F.H.D.P. feerebate	-70: And	241	1	\$ \(\frac{1}{20} \) 50.00
Case history #s are listed Site is within 1000ft of a landfill F.H.D.P. density bonus	-70: Au	241	1	\$ \(\frac{1}{20} \) \(\frac{1}{5} \) \(

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 PR		•		
		ate of No Effect or Approval		3.5" by 14" pocket) 24 copies	
	Proposed Infrastructure L		(lolded to lit lilto all t	DOUBLES	
	Signed Preliminary Pre-D	Development Facilities Fee A	agreement for Resider	ntial development only	
	Design elevations & cros	s sections of perimeter wall	s 3 copies (11")	x 17" maximum)	
	Zone Atlas map with the e	entire property(ies) clearly of explaining and justifying the	utlined		
		explaining, and justifying the y Surveyor's signature on th			
		Report, Water & Sewer avai	· · · · · · · · · · · · · · · · · · ·	information	
	Office of Community & Ne	eighborhood Coordination ir	equiry response, notify	ing letter, certified mail receipts	
	Sign Posting Agreement				
		Agreement if Annexation required to Air Ouglity Impact Ar			
	Fee (see schedule)	Study / Air Quality Impact As	sessment form		
		lated file numbers on the co	ver application		
	Preliminary plat approval ex	xpires after one year.			
	DRB Public hearings are ap	proximately 30 DAYS afte	r the filing deadline.	Your attendance is required.	
	PLEASE NOTE: There are subdivision amendments. public hearing.	e no clear distinctions bet Significant changes are t minary Plat, and/or Infrastru	ween significant and hose deemed by the	11) (with significant changes) I minor changes with regard to E DRB to require public notice and Ing Plan (folded to fit into an 8.5" by	
	Original Preliminary Plat, a Zone Atlas map with the e	and/or Infrastructure List, ar entire property(ies) clearly o	utlined	ded to fit into an 8.5" by 14" pocket)	
	Letter briefly describing, e Property owner's and City	explaining, and justifying the Surveyor's signature on the	request e proposed amended r	olat, if applicable	
	Office of Community & New Sign Posting Agreement	eighborhood Coordination in	quiry response, notifyi	ng letter, certified mail receipts	
	List any original and/or rel Amended preliminary plat a	lated file numbers are listed		on	
		- •		Your attendance is required.	
X	MAJOR SUBDIVISION IMI	PROVEMENTS AGREE	MENT EXTENSION	(DRB09)	
		entire property(ies) clearly or explaining, and justifying the 5" x 11" ne original approval ist. If not applicable, please otice, if one has been issued	utlined request initial Initial If not applicable, ple	ease initial ng letter, certified mail receipts	
	Sign Posting Agreement XLList any original and/or relative X Fee (see schedule)	ated file numbers on the co	ver application		
	DRB Public hearings are app	proximately 30 DAYS after	r the filing deadline. \	Your attendance is required	
				our accordance to required.	
1 41					
	the applicant, acknowledge the ormation required but not sub		Cynthia L. Abeyta		
	h this application will likely re			Applicant name (print)	
	erral of actions.		(wettlicken to	July 11, 2014	
			App	cant signature / date	<i>7</i>
			Form r	eyişed October 2007	
	•	pplication case numbers		7-10-16	1
A	Fees collected	14 - UKB - 102	45 -	Planner signature / da	<u>t</u>
4	Case #s assigned —		Project #	1003991	
函	Related #s listed —				

FORM V: SUBDIVISION VARIANCES & VACATIONS

	BULK LAND VARIANCE (DRB04)		BLIC HEARING CASE)
	Application for Minor Plat on FORM S-3, including the Letter briefly describing and explaining: the request, improvements to be waived.	ose submittal requirements. compliance with the Development	24 copies Process Manual, and all
	 Notice on the proposed Plat that there are conditions Office of Community & Neighborhood Coordination in Sign Posting Agreement Fee (see schedule) 	to subsequent subdivision (refer to quiry response, notifying letter, ce	o DPM) rtified mail receipts
	List any original and/or related file numbers on the co	• •	dance is required.
	VACATION OF PUBLIC EASEMENT (DRB27)		
	VACATION OF PUBLIC RIGHT-OF-WAY (DRB28) The complete document which created the public eas	ement (folded to fit into an 8.5" by	14" nocket) 24 conice
	(Not required for City owned public right-of-way.)		
	Drawing showing the easement or right-of-way to be Zone Atlas map with the entire property(ies) clearly or		y 11") 24 copies
	Letter briefly describing, explaining, and justifying the Office of Community & Neighborhood Coordination in	request	rtified mail recaints
	Sign Posting Agreement	quiry response, nomying letter, cer	runea man receipts
	 Fee (see schedule) List any original and/or related file numbers on the co 	ver application	
	Unless the vacation is shown on a DRB approved plat red DRB Public hearings are approximately 30 DAYS after		
	, , , , , , , , , , , , , , , , , , ,		
	SIDEWALK WAIVER (DRB21) Scale drawing showing the proposed variance or waive	ver (not to exceed 8.5" by 14")	6 copies
	Zone Atlas map with the entire property(ies) clearly or Letter briefly describing, explaining, and justifying the		
	List any original and/or related file numbers on the co	ver application	
	DRB meetings are approximately 8 DAYS after the Tu	esday noon filing deadline. You	<u>r attendance is required.</u>
	SUBDIVISION DESIGN VARIANCE FROM MINIMU Scale drawing showing the location of the proposed v	•	
	Zone Atlas map with the entire property(ies) clearly or	utlined	.5" by 14") 24 copies
	Letter briefly describing, explaining, and justifying the Office of Community & Neighborhood Coordination in		tified mail receipts
	Sign Posting Agreement Fee (see schedule)		
	List any original and/or related file numbers on the co	1 1	
	DRB meetings are approximately 30 DAYS after the fil	ing deadline. <u>Your attendance i</u>	<u>s required.</u>
	TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCT	•	
	EXTENSION OF THE SIA FOR TEMPORARY DEFERRA	ed deferral or extension (not to exc	on (DRB07) ceed 8.5" by 14") 6 copies
•	Zone Atlas map with the entire property(ies) clearly ou Letter briefly describing, explaining, and justifying the	ıtlined deferral or extension	
	List any original and/or related file numbers on the co	ver application	
	DRB meetings are approximately 8 DAYS after the Tue	saay noon filing deadline. You	<u>r aπenαance is required.</u>
	VACATION OF PRIVATE EASEMENT (DRB26) VACATION OF RECORDED PLAT (DRB29)		
_	The complete document which created the private eas	- ,	ed 8.5" by 14") 6 copies
	Scale drawing showing the easement to be vacated (8 Zone Atlas map with the entire property(ies) clearly or	•	
	Letter/documents briefly describing, explaining, and just better of authorization from the grantors and the bene	stifying the vacation 6 copies	
	Fee (see schedule)		
	List any original and/or related file numbers on the cov Unless the vacation is shown on a DRB approved plat rec	1 1	ne year, it will expire.
	DRB meetings are approximately 8 DAYS after the Tue		•
•	he applicant, acknowledge that any		
	ormation required but not submitted h this application will likely result in	Cynthia L. Abeyta Applicant nar	me (print)
defe	ferral of actions.	Applicant signati	y 11, 2014
		Form rev	
K	Checklists complete Application case numbers [() () () () () () () () () (7-10-14
	Fees collected <u>LUL-VKD - LO &</u> Case #s assigned ————————————————————————————————————		Planner signature / date
	Related #s listed	Project # (() ()	<u> </u>

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.

LOCATION

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

NUMBER

- One sign shall be posted on each paved street frontage. Signs may be required on unpaved Α 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

TIME

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

4. TIME					/		
Signs must be posted from	lulv_	22	2014	_To _	Lugust	6.	2014
5. REMOVAL		,	•		77		

The sign is not to be removed before the initial hearing on the request. Α.

PROJECT NUMBER:

В. The sign should be removed within five (5) days after the initial hearing.

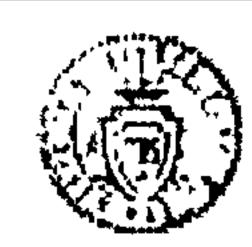
a copy of this sheet.	The level of the		07/10/14
I issued signs for this application,	icant or Agent) 1-16-14	20	(Date)
	(Date)		(Staff Member)

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

Rev 1/11/05

Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION X Major subdivision action	C				
Iviajor subdivision action	S	Z 2	ONING & PLANNII	NG	
Minor subdivision action		_	Annexation		
Vacation	V		Zone Map Am	endment (Es	tablish or Change
Variance (Non-Zoning)			Zoning, includ Development	•	thin Sector
SITE DEVELOPMENT PLAN	Р		Adoption of Ra	•	an or sımılar
for Subdivision				•	ed Rank 1, 2 or 3
for Building Permit Administrative Amendment/Approve	al (AA)		Plan(s), Zonin	g Code, or Si	ubd Regulations
IP Master Development Plan	D	_	Street Name (Change (Loca	al & Collector)
Cert of Appropriateness (LUCC)	1	ΔΔ	PPEAL / PROTEST	of	
STORM DRAINAGE (Form D) Storm Drainage Cost Allocation Plai	n	_	Decision by D	RB, EPC, LL	JCC, Planning of Appeals, other
PRINT OR TYPE IN BLACK INK ONLY. The a Planning Department Development Services Cenfees must be paid at the time of application. Ref	iter, 600 2 nd S	Street NV	/, Albuquerque, NM	87102.	tion in person to the
	ici to suppici	iiciitai ioi	ms tot submittel rec	Juli Ciricinis	
APPLICATION INFORMATION:					
Professional/Agent (if any) Precision Surveys, Inc.				PHONE·_	505 856 5700
ADDRESS. PO Box 90636		. <u>-</u> .		FAX	
CITY: Albuquerque	STATE N	M ZIP_87	199 E-MAIL·	larry@prest	irv com
APPLICANT. Vuelo, LLC			P	IONE ⁻ 505_	.232.2800
ADDRESS. 1200 Pennsylvania, NE			F/	X505.2	66 1030
CITYAlbuquerque	STATE N	M ZIP_8	7110E-MAIL:	growe60@	yahoo com
Proprietary interest in site <u>owner</u>	List	all owners	5		
DESCRIPTION OF REQUEST: _ Extension of Major Subdi	ıvısıon İmprove	ment Agree	ment Extension and Ext	ension of Tem	porary Deferral of
Sidewalk Construction					
	ilu Hayaisa Day	olonmont [Dragram 2 Van X	· Na	
Is the applicant seeking incentives pursuant to the Fam	,	•			(- M-0-0-1-)
SITE INFORMATION: ACCURACY OF THE EXISTING LE	GAL DESCRIP	HON IS CE	RUCIAL! ATTACH A SE	PARAILSH	EET IF NECESSARY.
Lot or Tract No. Tract A-1-C			Block [,]		Unit: 7
Subdiv/Addn/TBKA Town of Atrisco				•	<u></u>
	D	•		MOCCO	
Existing Zoning' R-LT	_ Proposea zor	nng' <u>San</u>	ne	MRGCD	Map No
Existing Zoning: R-LT Zone Atlas page(s). M-9	,	_	1e 5835920826 (see attach		•
	,	_			•
Zone Atlas page(s). M-9	_UPC Code:_	10090551	5835920826 (see attach	ed sheet for ad	ditional UPC No.'s)
Zone Atlas page(s). M-9 CASE HISTORY: List any current or prior case number that may be releved. 05EPC-0364, 0365, 0366, 0367 / 05DRB-01293, 0129	_ UPC Code: _	10090551:	5835920826 (see attach	ed sheet for ad	ditional UPC No.'s)
Zone Atlas page(s). M-9 CASE HISTORY: List any current or prior case number that may be releved. 05EPC-0364, 0365, 0366, 0367 / 05DRB-01293, 0129 CASE INFORMATION:	_ UPC Code: _ /ant to your app /4 / 06DRB-004	10090551: lication (Pro	5835920826 (see attach	ed sheet for ad	ditional UPC No.'s)
Zone Atlas page(s). M-9 CASE HISTORY: List any current or prior case number that may be releved. 05EPC-0364, 0365, 0366, 0367 / 05DRB-01293, 0129 CASE INFORMATION: Within city limits? X Yes Within 1000F	_ UPC Code: _ /ant to your app /4 / 06DRB-004 T of a landfill?	10090551: lication (Pro 37 / 100399	5835920826 (see attach	V_, S_, etc.).	Z79-154
Zone Atlas page(s). M-9 CASE HISTORY: List any current or prior case number that may be releved. 05EPC-0364, 0365, 0366, 0367 / 05DRB-01293, 0129 CASE INFORMATION: Within city limits? X Yes Within 1000F	UPC_Code:_ /ant to your app /4 / 06DRB-004 T of a landfill? /sed lots26_	10090551: lication (Pro 37 / 100399 NoT	otal site area (acres).	ed sheet for ad	Z79-154
Zone Atlas page(s). M-9 CASE HISTORY: List any current or prior case number that may be releved. 05EPC-0364, 0365, 0366, 0367 / 05DRB-01293, 0129 CASE INFORMATION: Within city limits? X Yes Within 1000F	UPC_Code:_ /ant to your app /4 / 06DRB-004 T of a landfill? /sed lots26	10090551: lication (Pro 37 / 100399	otal site area (acres).	V_, S_, etc.).	Z79-154
Zone Atlas page(s). M-9 CASE HISTORY: List any current or prior case number that may be releved 05EPC-0364, 0365, 0366, 0367 / 05DRB-01293, 0129 CASE INFORMATION: Within city limits? X Yes Within 1000F No. of existing lots. 26 No. of propo	UPC_Code:_ /ant to your app /4 / 06DRB-004 T of a landfill? /sed lots26	10090551: lication (Pro 37 / 100399 No Table Bouleva	otal site area (acres).	V_, S_, etc.).	Z79-154
Zone Atlas page(s). M-9 CASE HISTORY: List any current or prior case number that may be releved. 05EPC-0364, 0365, 0366, 0367 / 05DRB-01293, 0129 CASE INFORMATION: Within city limits? X Yes Within 1000F No. of existing lots. 26 No. of proportion of the proport	UPC Code:_ /ant to your app /4 / 06DRB-004 T of a landfill? // Snow Vision // and	100905513 lication (Pro 37 / 100399 No Total Bouleva Reba /	5835920826 (see attach oj., App , DRB-, AX_,Z_, otal site area (acres). rd, SW Avenue, SW	V_, S_, etc.)	Z79-154 acres
Zone Atlas page(s). M-9 CASE HISTORY: List any current or prior case number that may be releved 05EPC-0364, 0365, 0366, 0367 / 05DRB-01293, 0129 CASE INFORMATION: Within city limits? X Yes Within 1000F No. of existing lots. 26 No. of proportion of proportion of PROPERTY BY STREETS On or Near Between Sage Road, SW	UPC Code:_ /ant to your app /4 / 06DRB-004 T of a landfill? // Snow Vision // and	100905513 lication (Pro 37 / 100399 No Total Bouleva Reba /	5835920826 (see attach oj., App , DRB-, AX_,Z_, otal site area (acres). rd, SW Avenue, SW	V_, S_, etc.)	z79-154 acres
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FORM S(2): SUBDIVISION - D R.B. PUBLIC HEARING

☐ MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

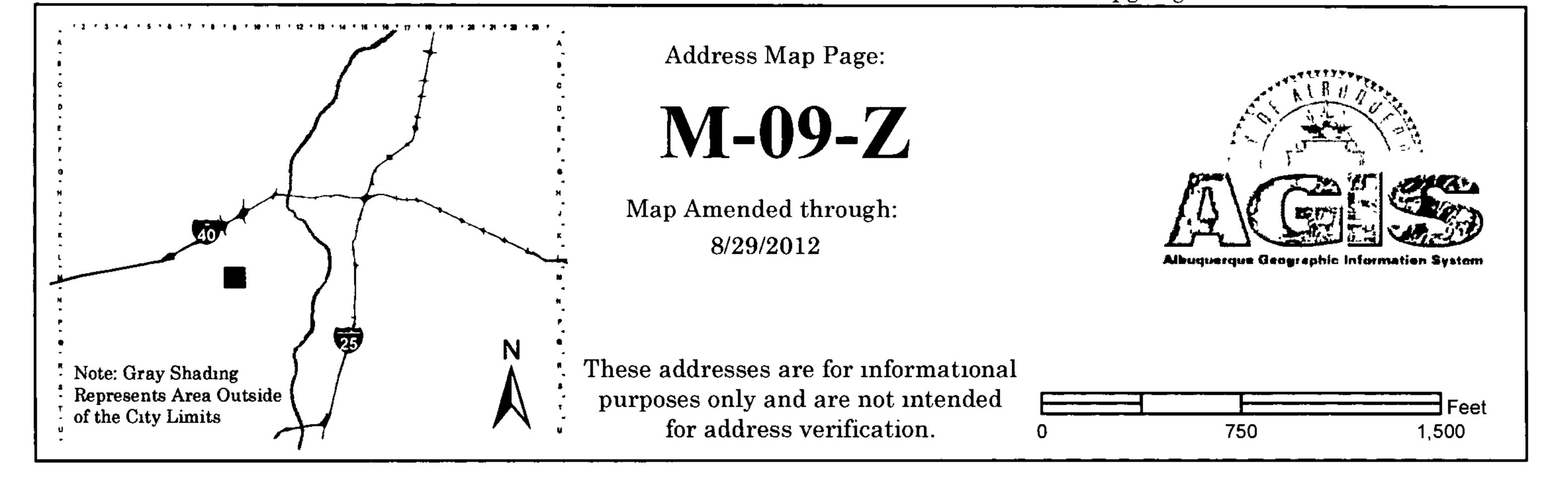
A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

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 filling 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 filling 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 filling deadline. Your attendance is required.
re applicant, acknowledge that any remation required but not submitted this application will likely result in applicant name (print). Serial 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 Planner signature / date Project # 100 390

FORM V: SUBDIVISION VARIANCES & VACATIONS

		(PUBLIC HEAR	RING CASE)
	Application for Minor Plat on FORM S-3, including those submittal requirements Letter briefly describing and explaining the request, compliance with the Develor improvements to be waived.		24 copies anual, and all
	 Notice on the proposed Plat that there are conditions to subsequent subdivision Office of Community & Neighborhood Coordination inquiry response, notifying leading to Sign Posting Agreement 	•	receipts
	 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. You 	r attendance is re	aquirad
	VACATION OF PUBLIC EASEMENT (DRB27)	i alleiluailee is re	<u>squii eu.</u>
	 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28) The complete document which created the public easement (folded to fit into an 	8.5" by 14" pocke	t) 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 Zone Atlas map with the entire property(ies) clearly outlined	d 8 5" by 11") 24 c	opies
	 Letter briefly describing, explaining, and justifying the request Office of Community & Neighborhood Coordination inquiry response, notifying lessing Agreement 	etter, certified mail	receipts
	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. You	_	•
	- · · · · · · · · · · · · · · · · · · ·	. 4115	^
	 Scale drawing showing the proposed variance or waiver (not to exceed 8 5" by 1 Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the variance or waiver 	4 ~)	6 copies
	List any original and/or related file numbers on the cover application DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadling.	e. <u>Your attendan</u>	ce is required.
	SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (— Scale drawing showing the location of the proposed variance or waiver (not to example 20 and 20 a		24 copies
	 Confice of Community & Neighborhood Coordination inquiry response, notifying lessing Agreement Fee (see schedule) 	tter, certified mail i	receipts
	List any original and/or related file numbers on the cover application DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance of the cover application and the cover application and the cover application and the cover application.	dance is required	<u>•</u>
_ +	TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19) EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONST	RUCTION (DR80	7 1
	Drawing showing the sidewalks subject to the proposed deferral or extension (not X) Zone Atlas map with the entire property(ies) clearly outlined X . 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 deadling	e. <u>Your attendan</u>	ce is required.
	VACATION OF PRIVATE EASEMENT (DRB26) VACATION OF RECORDED PLAT (DRB29)		
	The complete document which created the private easement/recorded plat (not to Scale drawing showing the easement to be vacated (8.5" by 11") 6 copies Zone Atlas map with the entire property(ies) clearly outlined	o exceed 8.5" by 1	4") 6 copies
	Letter/documents briefly describing, explaining, and justifying the vacation 6 cop Letter of authorization from the grantors and the beneficiaries (private easement 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 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline	•	•
nfo	the applicant, acknowledge that any formation required but not submitted Cynthia L. Abeyta		
	eferral of actions.	July 11, 2014 signature / date	NEW MEXICO
τ	Checklists complete Application case numbers	orm revised 4/07	7-10-14
		Planner	signature / date
"			

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



5571 Midway Park Place, NE Albuquerque, NM 87109

505 856 5700 PHONE 505 856 7900 FAX www.precisionsurveys.com

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

Lonum Run

DRB#1003991

Additional UPC's

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 98th ("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.
- 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 /one 2, 20/4.

VUELO, LLC, a New Mexico Limited

Liability Company, by Gordon Rowe,

Manager

KASPIA NM LLC, a New Mexico Limited

Liability Company, by Aaron Lohman,

Manager

Gordon Rowe

Aaron Lohman

STATE OF NEW MEXICO

)ss

COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this $2^{"}$ day of $2^{"}$, 2014 by Vuelo, LLC, a New Mexico Limited Liability Company, by Gordon Rowe as Manger.

OFFICIAL SEAL Heidi C. Monday My Commission Expires: Section 111

My Commission expires:

STATE OF NEW MEXICO

Notary Public

)ss

COUNTY OF BERNALILLO)

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

	OFFICIAL SEAL ROBERT SIMON Notary Public				
No.	State of New Mexico y Comm. Expires And All	12.	0	ļ	8

Tatary Dublia

Robert Limon

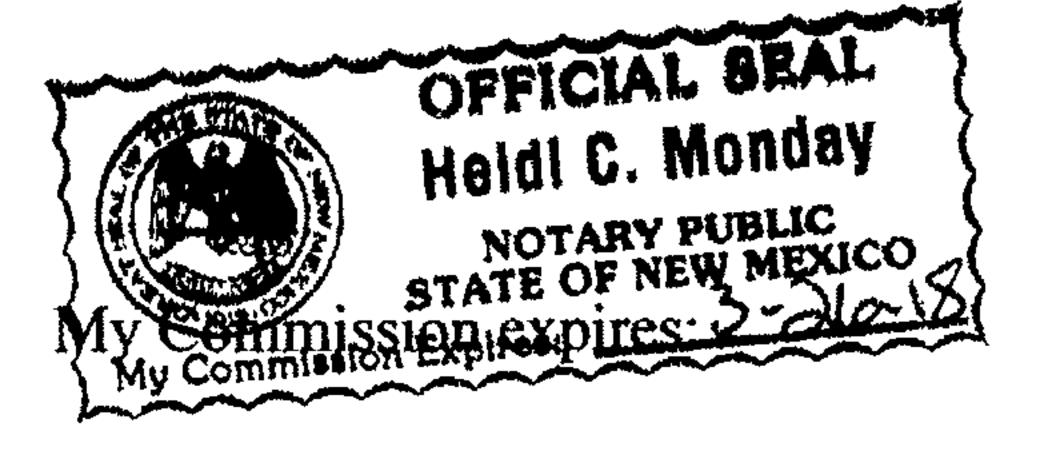
Notary Public

STATE OF NEW MEXICO)

)ss

COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 2^{-1} day of 2014 by Gordon Rowe.



Notary Public

STATE OF NEW MEXICO

)ss

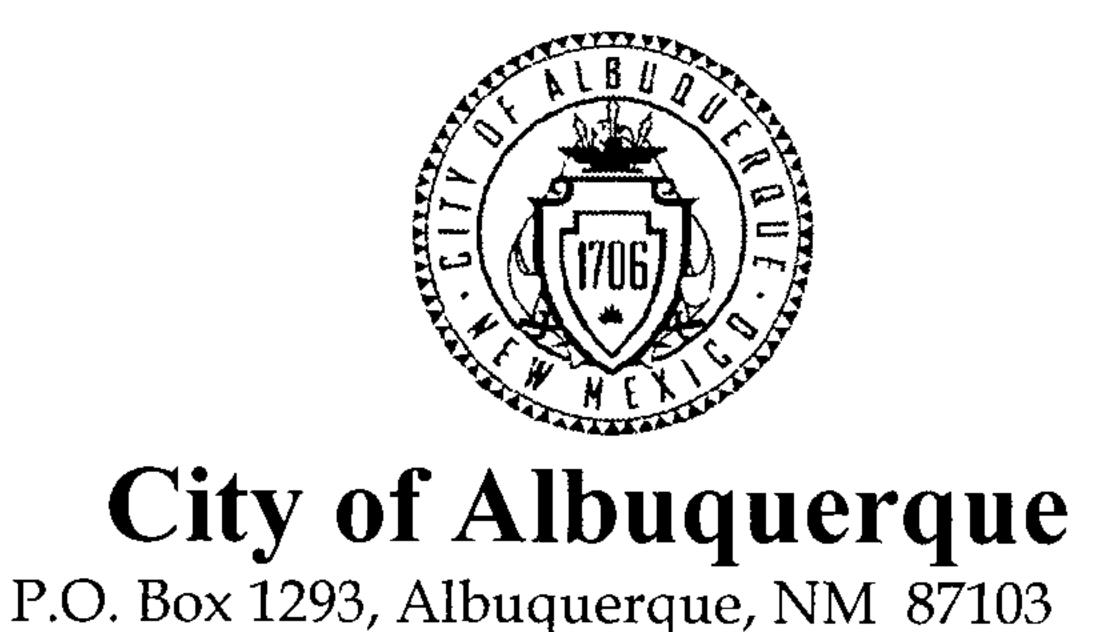
COUNTY OF BERNALILLO)

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

Colect Lemon

OFFICIAL SEAL ROBERT SIMON Notgry Public My Comm. Expires MAY 15, 2018

Notary Public



F.O. Box 1295, Albuquerque, Nivi 87

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

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 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.

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.

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

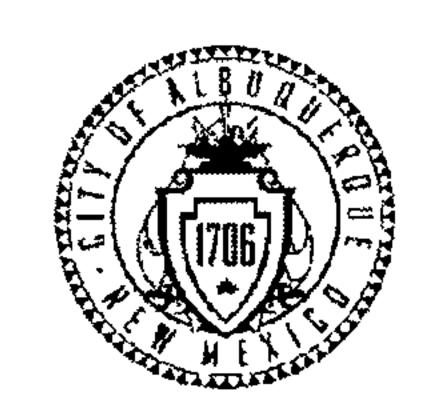
- [X] ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- [] The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- [X] Copies of Letters to Neighborhood and/or Homeowners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

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

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

(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.

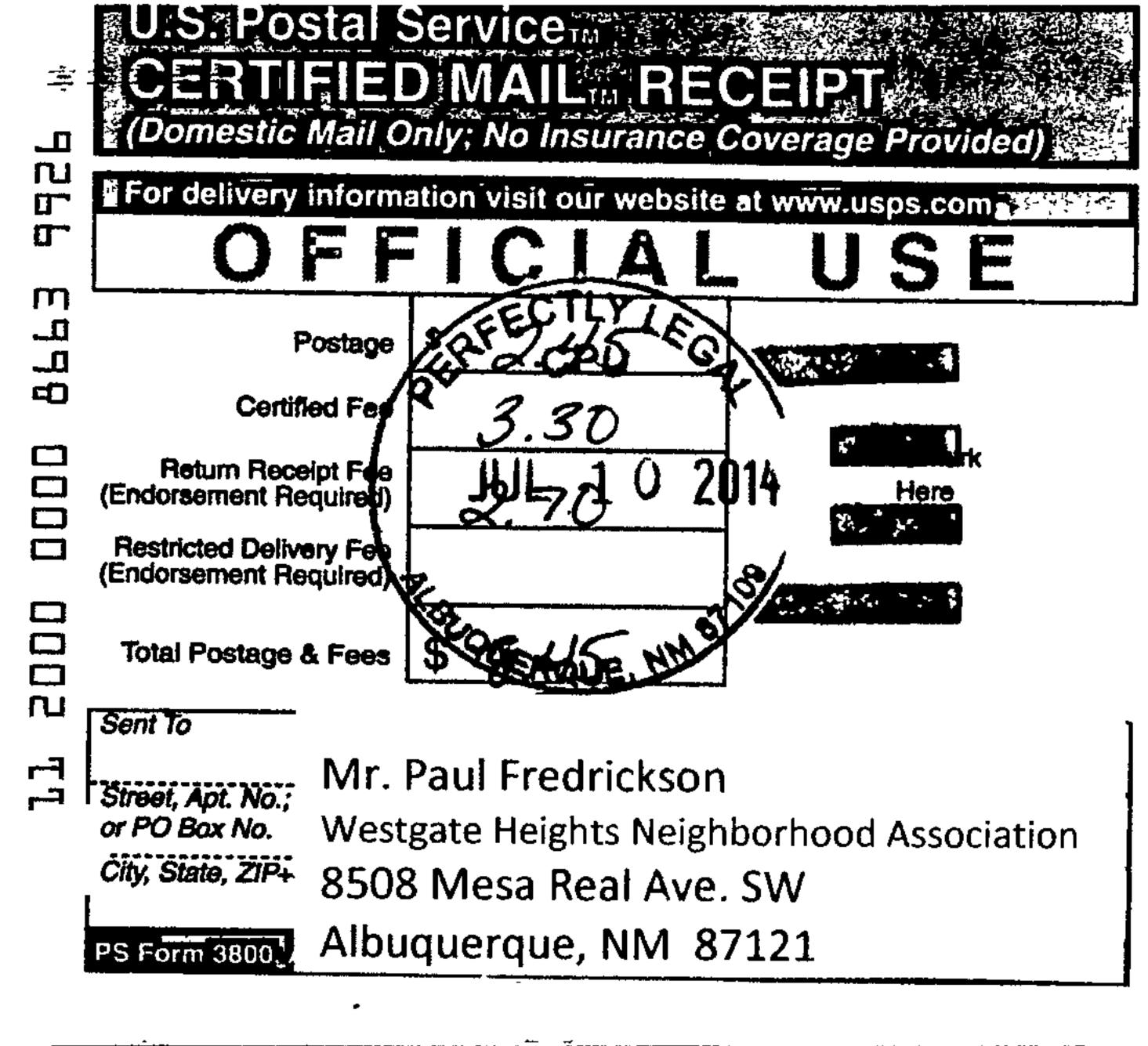
The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: **(505) 924-3913 –OR–** you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: swinklepleck@caba.gov. ONC will need the following information 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**.

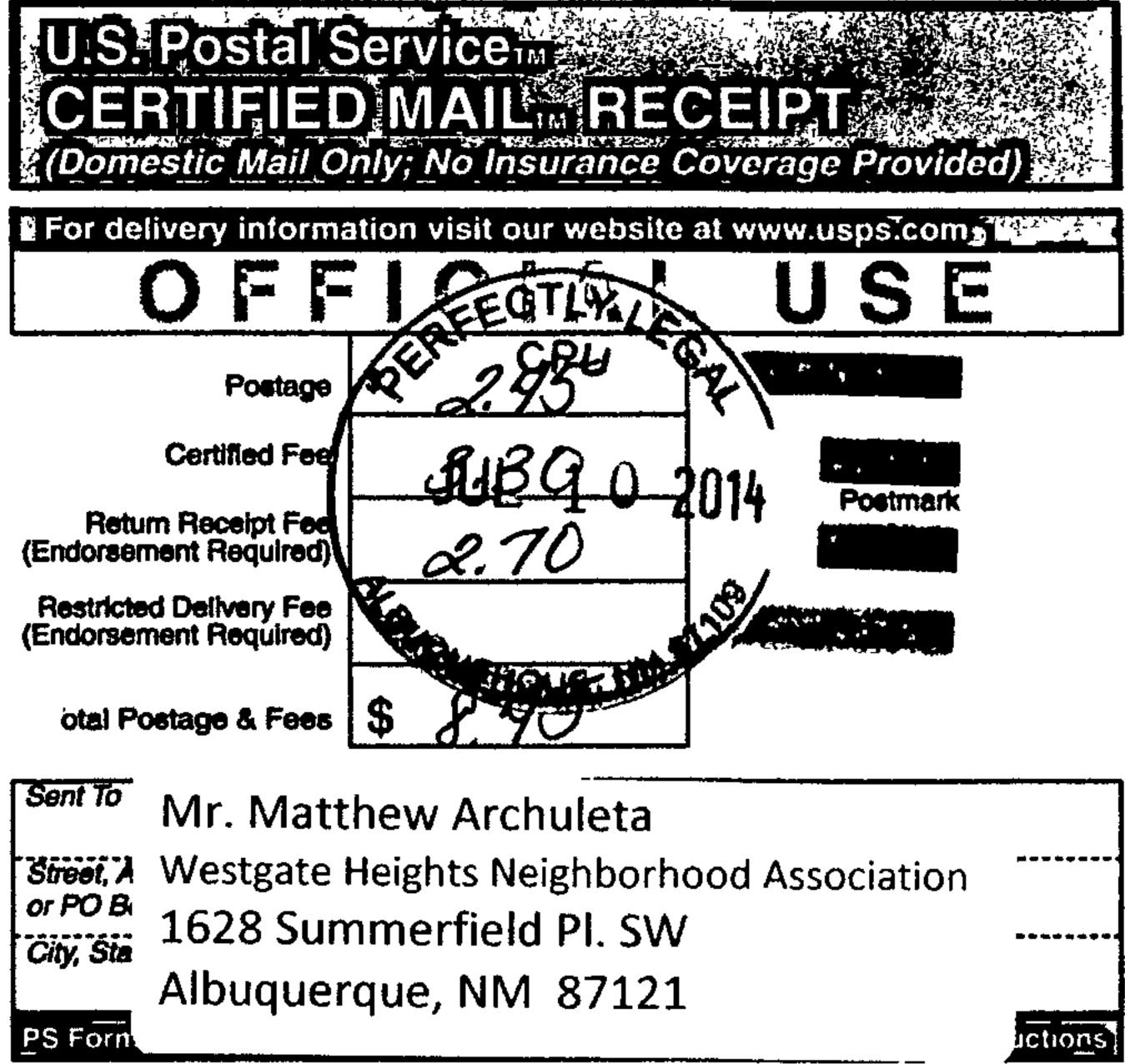
Zone Map and this Developer Inquiry Sheet MUST be provided with request.

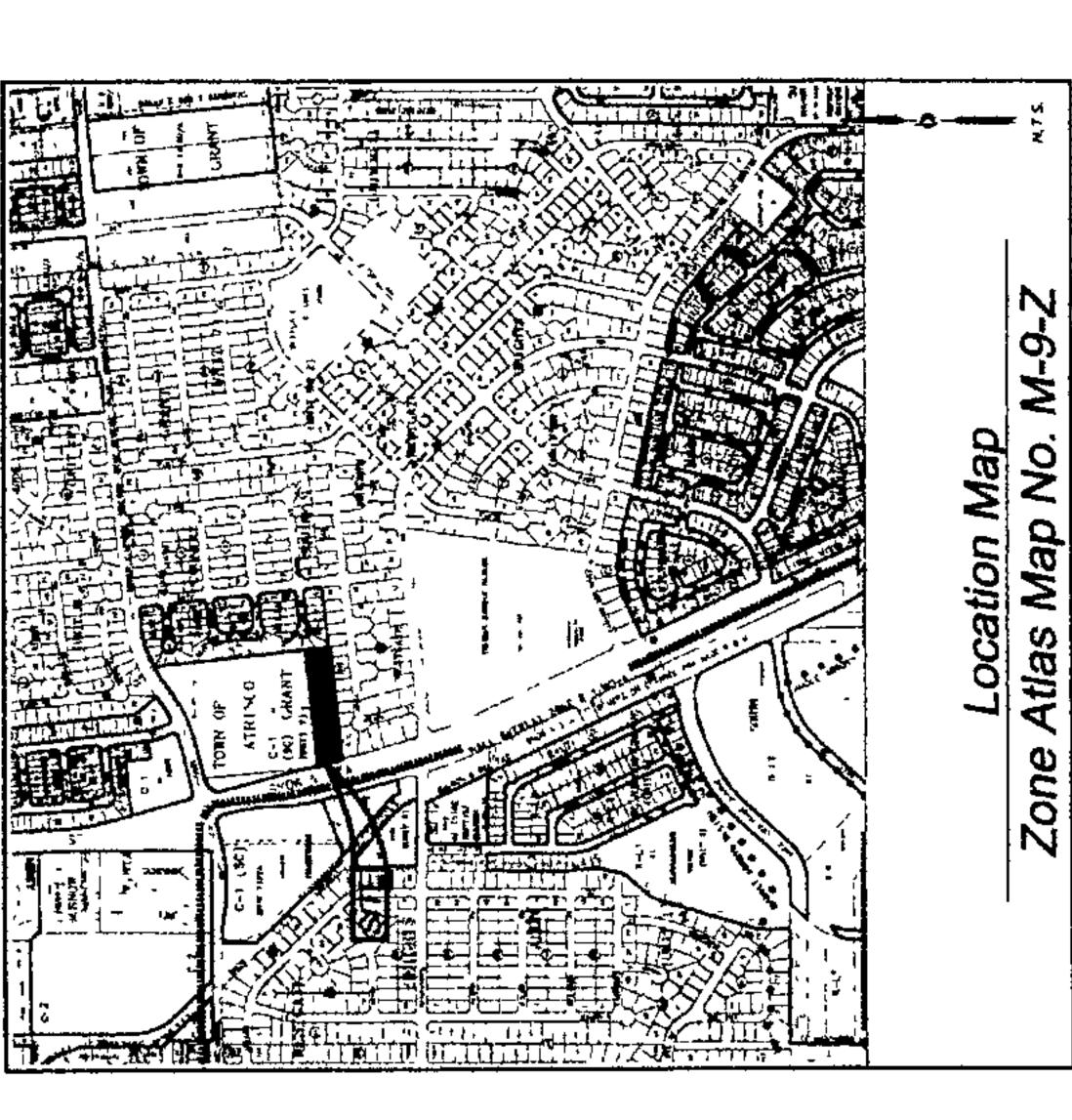
Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following: Cell Tower Submittal: [] Free-Standing Tower -OR- [] Concealed Tower [] EPC Submittal [X] 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: <u>505-856-5700</u> 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 Snow Vista Boulevard, SW STREET NAME OR OTHER IDENTIFYING LANDMARK AND BETWEEN Sage Road, SW STREET NAME OR OTHER IDENTIFYING LANDMARK Reba Avenue, SW STREET NAME OR OTHER IDENTIFYING LANDMARK THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE ($\underline{M-9}$

ONC/DevelopInquirySheet/siw (01/26/12)







Subdivision Data:

ED CROSS SUBDIVISION AS ZONE ATLAS INDEX NO NO, OF TRACTS CREA NO OF LOTS CREATED WILES OF FULL - WIDTH DATE OF SURVEY

Statement Disclosure

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Notes:

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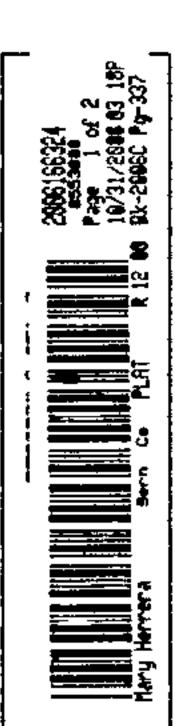
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- EASEMENTS

 THIS PLAT SHOWS EXISTING RECORDED AND APPRINGLY EASEMENTS SHOWN ON THIS PLAT PINM ELECTRIC SERVICES FOR INSTALLATION, ELECTRICAL LINES, COMMUNICATION FACILITIES STRUCTURES AND RELATED FACILITIES REASON
 - PNM GAS SERVICES FOR INSTALLATION, MAINTE AND OTHER EQUIPMENT AND FACILITIES REASON
- COMMUNICATION SERVICES, INCLUDING BUT NOT
 - COMCAST CABLE FOR THE INSTALLATION, MAIN RELATED EQUIPMENT AND FACIUTIES REASONAL

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CC MODIFY, RENEW, OPERATE, AND MAINTAIN FACH, FREE ACCESS TO, FROM, AND OVER SAID EASE ELECTRIC TRANSFORMERS, WITH THE RIGHT AND SUBSURFACE), HOT TUB, CONCRETE OR WOOD IN CONSTRUCTED ON SAID EASEMENTS, NOR SOMEWERS SHALL BE SOLELY RESPONSIBLE FOR (CODE CAUSED BY CONSTRUCTION OF POOLS, DIECASEMENTS SHOWN ON THIS PLAT

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PRANT, PROJECTED SECTION DIAN, CITY OF ALBUQUEROUE, IN OF ATRISCO GRANT, OF, FILED IN THE OFFICE SER 24, 2005, IN MAP BOOK MPRISING TRACTS A AND B

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1003991 Project No.

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10/Z DATE DEPARTMENT TRANSPORTATION TRAFFIC ENGINEERING, TRANSPORTING DAY

WATER UTILITY DEPARTMENT

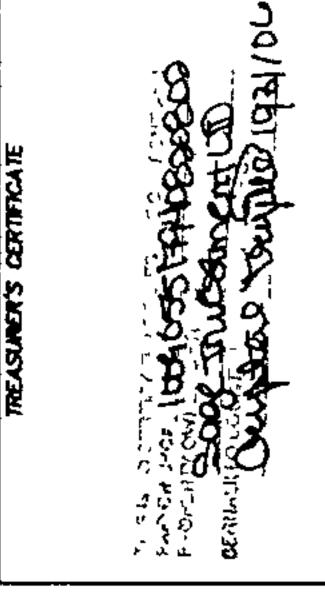
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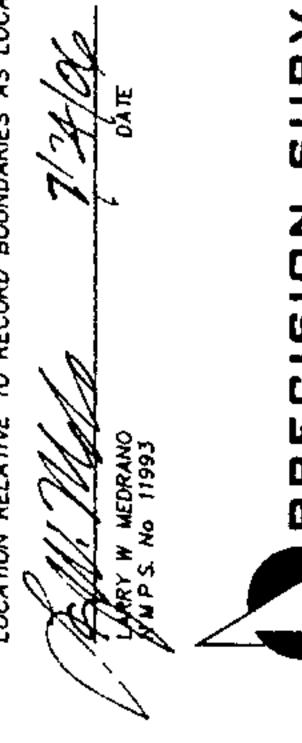
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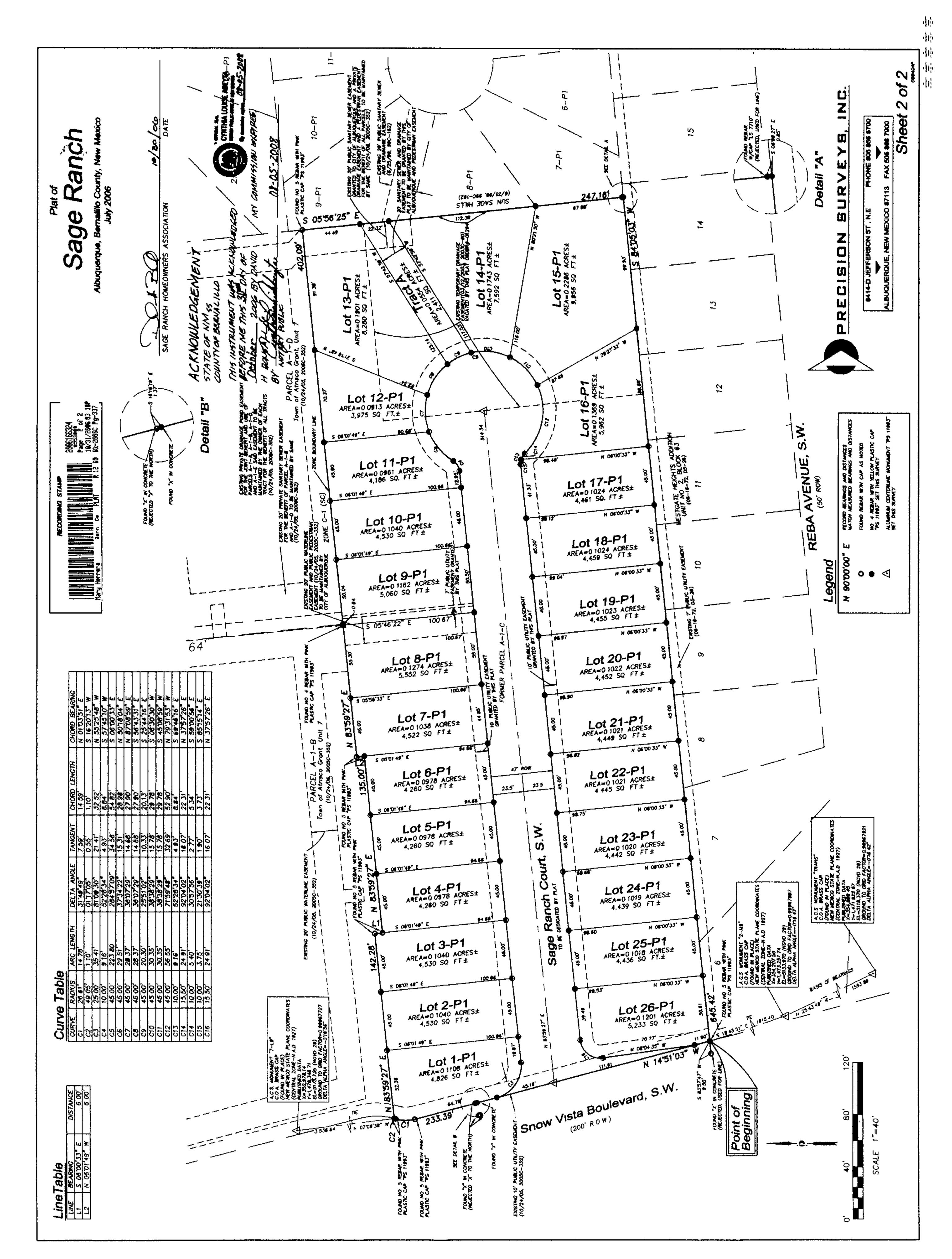
1199

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DOES HEREBY

Acknowledgm



5th EXTENSION AGREEMENT Procedure "B"

PROJECT NO. 769 782

This Agreement made this day of <u>least</u> , 20/3, by and between the City of
Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:)
1/110/10 LIC
1200 Penn NE, Ulbuquerque, NM 87110 and whose telephone number is 505. 232. 2800 is made in Albuquerque, New Mexico and
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 6 day of 2006, which was recorded on 001 16, 2006, in Book A-125, pages 8171
through <u>8/7/</u> , as Document No. <u>2006/58 588</u> 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 6th day of august 2007;
and
WHEREAS, the Earlier Agreement was amended by a 1185f Extension Agreement
dated <u>Aug. 3, 2007</u> recorded on <u>Aug. 6, 2007</u> , in Book <u>119</u> , pages
/ through 3, as Document No. 2007/13 519 in the records of
Bernalillo County Clerk, State of New Mexico, extending the construction deadline to
Uvg. 6, 2008; and
assignment 3
WHEREAS, the Earlier Agreement was amended by a <u>Amendment</u> Extension Agreement dated Dec. 28, 2007 recorded on Dec. 26, 2007 in Book 11/6, pages
through 4', as Document No. 2007/72 439 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 <u>Second</u> Extension Agreement dated 0.1. 9. 2008 recorded on 0ct. 10 2008 in Book 11/4 pages
through 4, as Document No. 2008 111 404 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to
Gua. 6. 2019; and
WHEREAS, the Earlier Agreement was amended by a Juice Extension Agreement
lated August 10, 2009 recorded on Aug 13, 2009, in Book 1116, pages
through 3, as Document No. 2009 092 108 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
lated Oct. 25, 2010 recorded on Oct. 29, 2010, in Book 11/9, pages
Doc# 2013003709
81/11/2013 10:04 RM Page 1 of 5 868F R:\$25 00 D Toulouse Oliver Page 10 County

B1/11/2013 10:04 RM Page: 1 of 5
AGRE R:S25.00 M. Toulouse Oliver, Bernalillo County

through 5, as Document No. 2010 110 480 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to 209.6, 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 - Sidewalk Deferral Sie August 6, 2014 74K
2. With this Extension Agreement, Subdivider has provided the City with the following financial guaranty:
Type of Financial Guaranty: Municipal (101) Amount: \$293.590.02
Name of Financial Institution or Surety providing Guaranty:
Date City first able to call Guaranty (Construction Completion Deadline):
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 UC CITY OF ALBUQUERQUE:
By [signature]: When I By: Kakaw House
Name [print]: Livedon Rowe Richard Dourte, City Engineer
Title: 10-Manage 12 Dated: 12-10-12
Dated: 11/20/12 11-24-2012
3/2 of \$

SUBDIVIDER'S NOTARY

STATE OF 2. Mex.	
COUNTY OF BEEN	SS.
[name of person:]	zerz
of [Subdivider:] /ve/o 2	<i></i>
My Commission Expires:	Notary Public
OFFICIAL SEAL	
Heidi G. Monday NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 3-15-14	

CITY'S NOTARY

STATE OF NEW MEXICO) ss.

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 15th day of <u>Decembers</u>, 2012 by <u>Richard Dourte</u>, <u>City Engineer</u> of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Notary Public

My Commission Expires:

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

Figure 30b

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 <u>August</u> <u>6, 2014</u>. 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

C1/11/2013 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 DCCMBR , 2012 Amy B. Bailey, City Clerk City of Albuquerque Bernalillo County, New Mexico
APPROVED: Fuchault
Richard Dourte, City Engineer Date 7-/0-/7 Date 2-/0-/7
Date/2-/0-/2
STATE OF NEW MEXICO))ss
COUNTY OF BERNALILLO)
On this the 12 day of DREEMEN 2012, before me appeared Amy B. Bailey to me personally known, who being by me duly swom 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) Otephaniapodale
Notary Public
My Commission Expires:
OFFICIAL SEAL SINGULATION AND COMMISSION EXPIRES: OFFICIAL SEAL

X:\SHARE\pinjer\DRC forms\lien figure 30.doc

Revised 8/20/2012

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

Receipt: 0427485

Produc	t Name	Extended
AGRE	Agreement	\$25.00
	# Pages	5
	Document #20	13003707
	# Of Entries	0
	In Person/Interested	false
	Person	
LIEN	Lien	\$25.00
	# Pages	2
	Document #20	13003708
	#Of Entries	0
	in Person/interested	faise
	Person	
AGRE	Agreement	\$25.00
	# Pages	5
	Document #20	13003709
	# Of Entries	0
	In Person/interested	faise
	Person	
LIEN	Lien	\$25.00
	# Pages	2
	Document #20	113003710
	# Of Entries	Q
	In Person/Interested	false
	Person	
Total		\$100,00
	(Check) 1410 Vuelo LLC	\$100.00

Thank Youl

1/11/13 10:04 AM dojgarcia

512 EXTENSION AGREEMENT

SIDEWALK DEFERRAL

PROJECT NO.: 76978Z
This Agreement made this / day of / lente, 20/2 by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of Subdivider:) // ("Subdivider"), whose address is // Indian of Subdivider ("Subdivider")
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 6 day of 06, 206, which was recorded in the office of the Bernalillo County Clerk, State of New Mexico on 06, 2006 Book 4-125, pages 8172 through 8172, as Document No. 2006 58589 ("Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before the 6 day of 2007; and
WHEREAS, the Earlier Agreement was amended by a first Extension Agreement dated 4v43, 2007 recorded on 6v46, 2007, in Book 1/4, pages / through 3 , as Document No. 2007/13 520 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to 1v9.6, 2008; and
WHEREAS, the Earlier Agreement was amended by a <u>GreatMet</u> Extension Agreement dated <u>Mc. 28, 2007</u> recorded on <u>Mc. 28, 2007</u> , in Book <u>M/9</u> , pages <u>I</u> through <u>4</u> , as Document No. <u>Zoo7/72 940</u> in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to <u>Gug. 6, 2008</u> ; and
WHEREAS, the Earlier Agreement was amended by a <u>Second</u> Extension Agreement dated <u>Oct. 9, 2008</u> recorded on <u>Oct. 10, 2008</u> , in Book <u>Mg</u> , pages through 3, as Document No. <u>2008 /// 398</u> in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to <u>Lug. 6, 2009</u> ; and
WHEREAS, the Earlier Agreement was amended by a

Doc# 2013003707

WHEREAS, the Earlier	Agreement was an	nended by a	Four th	Extension
Agreement dated Oct. 25.	2010 recorded	1 00 001 29	2011)	in Book 1/4
	, as Document No			And the second of the second o
County Clerk, State of New Mex 20/2				
WHEREAS, it appears the	at the Subdivider	will be unab	le to complete	construction of the
improvements by the deadline sp			• • • • • • • • • • • • • • • • • • • •	
arrive a serior was the free commercial of	roottied my die 1 vêr	collinate, alla		
WHEREAS, the City is vector complete construction of all or practice acceptable financial guaranty, as Development Process Manual; as	art of the improve required by the Cand	ity's Subdivi	ded the Subdivision Ordinance	vider posts an e and the
WHEREAS, the Subdivid	der is able to prov	ide the requi	red financial g	uaranty.
NOW THEREFORE in c	consideration of th	e above and	the mutual pro	mises contained
herein, the parties agree:				

37 of 3

	equired completion date A, is extended (Complete		-	ents, as set forth in
A.	For all improvements	, the	day of August	_, 20/
B.	On portions of the im	provements as	follows:	
IMPROVEMENTS	Esthe ature	12/4/12 GUR_	COMPLET 	ION DATE
2. With following financial g	his Extension Agreeme uaranty:	ent, Subdivide	r has provided the Ci	ty with the
Type of Finar	icial Guaranty: Ma	un scipai	LIEN	·
	ncial Institution or Sur			
Date City firs	t able to call Guaranty	Construction	Completion Deadline	e):
······································	August 6,	2014		
If Guaranty is Guaranty is:	a Letter of Credit or L	oan Reserve, t	hen last day City able	e to call
Additional in	formation:			
By executing this Ag deadline established benefit of the City. Executed on the date	ension Agreement shall remember the parties on in the Earlier Agreement stated in the first parag	l remain valid, ly intention is nt and establish	in force, and binding to extend the construction in a revised financial greement.	g upon the parties. action completion guaranty for the
SUBDIVIDER: V	ielo LL		CITY OF ALBUQ	UERQUE:
and the second s	Jordon Rou o-managenz 120/12		Dated: <u>/2-/0-/</u>	City Engineer
			12-3-12	11-27-2012

SUBDIVIDER'S NOTARY

STATE OF			
COUNTY OF BURN.			
This instrument was acknowledg	ed before me on 20 day	of 100, 20	/2-by
[name of person:] [TORCHIN]		, [title or capacity, for	
"President" or "Owner"] (2)	MANAGER		
of [Subdivider:] //e/0	110		•
(SEAL)			
My Commission Expires:	Months of the second se	tary Public	Ocy
OFFICIAL SEAL			
Heidi C. Monday NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 3-15-14			
	CITY'S NOTARY		
STATE OF NEW MEXICO)			
COUNTY OF BERNALILLO)			
· · · · · · · · · · · · · · · · · · ·	4/2		
This instrument was acknowledg		•••	
by Richard Dourte, City Engineer of the	City of Albuquerque, a m	unicipal corporation, o	on behalf
of said corporation.			
(SEAL)			
My Commission Expires:	Jimes Jimes	Jobard Public	2/
10-17-16		TOLAL X LICITIO	
K:\SHARE Icsign Review Forms\Fig	ure 18 Sidewalk Extension Subdiv	vider 0	4/18/2012 4 of 4





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 sidwalks 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, 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 lifteenth 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

Figure 30b

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 seg. 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 <u>August</u> 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.

Doct 2013003708

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
APPROVED: Richard Dourte, City Engineer Date: 12-10-12
STATE OF NEW MEXICO) ss COUNTY OF BERNALILLO)
On this the day of
OFFICIAL SEAL Stephanie Apodaca Notary Public Notary Public STATE OF NEW MEXICO My Commission Expires: My Commission Expires:

X:\SHARE\pinjer\DRC forms\lien figure 30.doc

- - -

Revised 8/20/2012

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

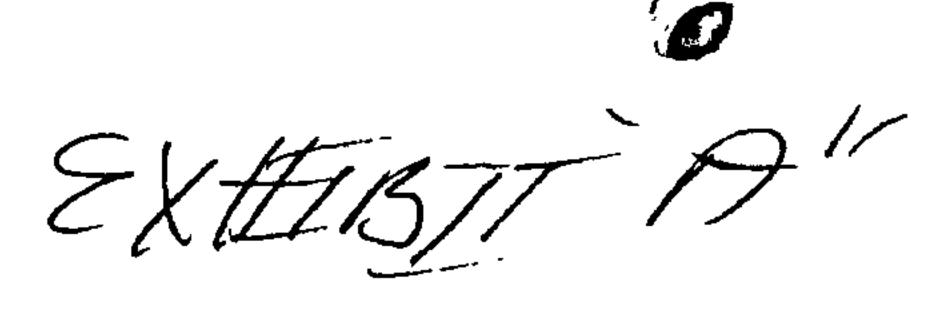
Receipt: 0427485

Product	Name	Extended
AGRE	Agreement	\$25.00
	# Pages	5
	Document #2	013003707
	# Of Entries	0
ir	Person/Interested	false
	Person	
LIEN	Lien	\$25,00
	# Pages	2
	Document #2	013003708
	# Of Entries	0
lr	Person/Interested	false
	Person	
AGRE	Agreement	\$25.00
	# Pages	5
	Document #2	013003709
	# Of Entries	Q
	Person/interested	false
	Person	
LIEN	Lien	\$25.00
	# Pages	2
	Document #2	013003710
	# Of Entries	0
) T	Person/Interested	false
	Person	······································
Total		\$100.00
Tender (C	•	\$100.00
Check#	1410	
Paid By	Vuelo LLC	

Thank Youl

1/11/13 10:04 AM dojgarcia





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

Current DRC			2 B	ı A	1
Project Number		Ll			
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FIGURE 12

Date Submitted: 9-13-06

Date Site Plan Approved: 9/13/06

Date Preliminary Plat Approved: 9/13/07

DRB Project No.: 1003991

DRB Application No.: 000083-0126

INFRASTRUCTURE LIST

(Ray, 3-20-05) EXHIBIT "A"

to subdivision improvements agreement Development review board (d.r.b.) required infrastructure list

Sage Ranch Subdivision						
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN						
Tract A-1-C, Town of Airlaco 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 guarantees. 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.

onstructed Under	Size	Type of Improvement	Location	From	To	Cons Priv Inspector	ate P.E.	City Cnat Engineer
DRC#	74'	Taper w/ 6' Sklewalk	Snow Vista Blvd	488' North of Benavides Road	Snow Vista Court		<u> </u>	
	28' F-F	Residential Paving w/ Curb & Gutter 4' Sidewalk *	Sage Ranch Court	Snew Vista Bivd	End of Cul-de-Sac			
	8"	Gravity SAS	Sage Ranch Court	Snow Vista Bivd	Exiating SAS MH at East Property Line			
	8 ^u	Water PVC Line	Sage Ranch Court Aca	Snow Vista Blvd	TROOM PARCEL AL-1-TB			
	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 Bivd	End of Cul-de-Sac			
	13'	Concrete Rundown	Saga-Marioli-Goart-	End of Cul-de-Sac	Existing 15' Concrete Rundown			
		Water Infrastructule to Include Valves, Fittil	ngs, Valve Boxes and Fire Hyd	Irants as required.			<i></i>	

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Guaranteed	Under .	Size Type of improvement Location From To
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Private City Cost							
inspector	P.E.	Engineer					
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PAGE __2_ OF __3__

The items list	tod below are on the	e CCIP and appr are aublect to the	ovad for impact Fee credits. Signatures standard SIA requirements.	from the Impact Fee Adm	inistrator and the City Use	r Department is requi	red prior to DRB approve	l of this
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Guaranteed	Under	Slzo	Type of Improvement	Location	From	To	Private	City Cnat
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					Impact Fee Admistrato	r Signature Date	City User Dept. Signal	ure Date
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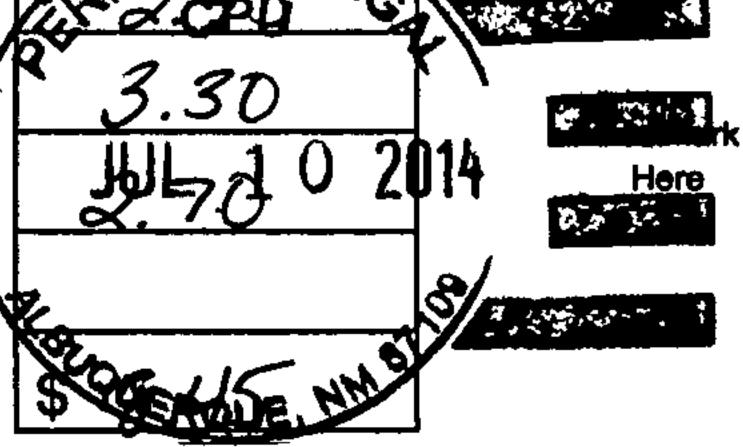
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Return Receipt Fee (Endorsement Required)

Restricted Delivery Fe (Endorsement Required)

Total Postage & Fees



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

PS Form 3800.

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 or Priority Mail.
- 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® 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

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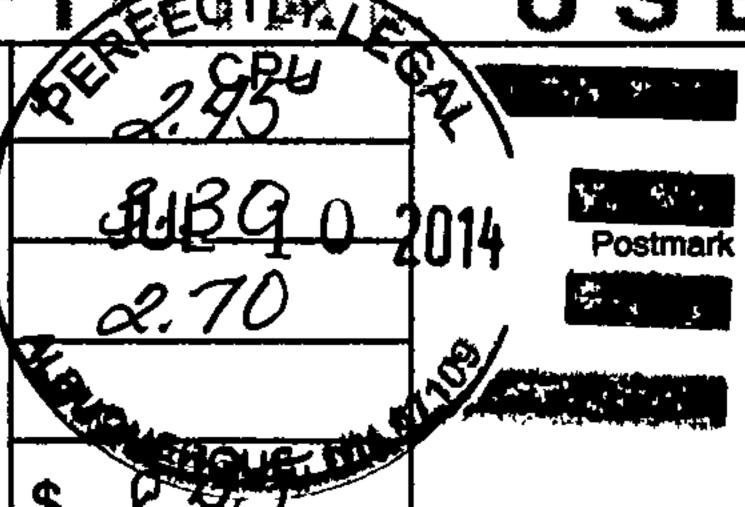
Postage

Certified Fee

Return Receipt Fed (Endorsement Required)

Restricted Delivery Fee (Endorsement Required)

Total Postage & Fees



Sent To

Mr. Matthew Archuleta

Street, A or PO B

City, Sta

Westgate Heights Neighborhood Association

1628 Summerfield Pl. SW

Albuquerque, NM 87121

PS Form

actions

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

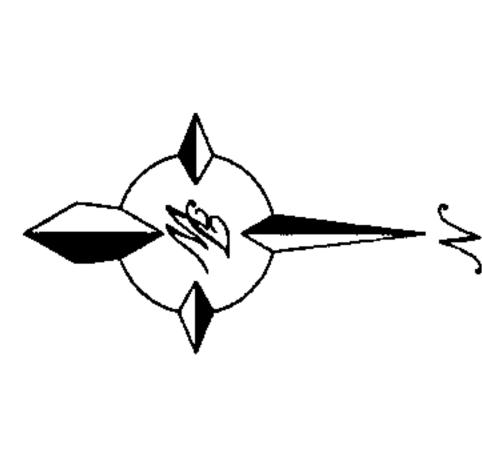
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APP: 14-70243(ESIA)
14-70244

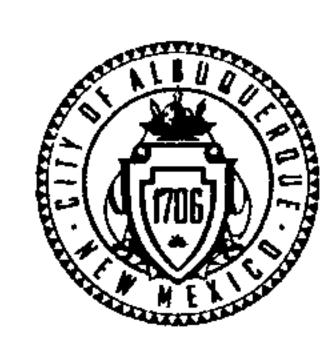
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ARCEL A-1-C, TOWN OF ARTISCO GRANT, UNIT 7

									
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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).

Zack 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)

AMAFCA

No comments.

COG

No comments provided.

TRANSIT

No comments provided.

ZONING ENFORCEMENT

No comments provided.

NEIGHBORHOOD COORDINATION

APS

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.

Loc No	School	2011-12 40th Day	2011-12 Capacity	Space Available
250	MA Binford ES	902	887	-15
475	Truman MS	1336	1170	-166_
570	West Mesa HS	1617	2000	383

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

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

Combination of above strategies

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

POLICE DEPARTMENT

No comments provided.

FIRE DEPARTMENT

No comments provided.

PNM ELECTRIC & NMGAS Co

No comments provided.

COMCAST

No comments provided.

CENTURYLINK

No comments provided.

ENVIRONMENTAL HEALTH

No comments provided.

M.R.G.C.D

- 1. Previously reviewed 02/11/2010.
- 2. No Adverse Comments.

OPEN SPACE DIVISION

No comments provided.

CITY ENGINEER

2 Year SIA Ext - Please state what has not been built.

TRANSPORTATION DEVELOPMENT

Clarify what has not yet been built and provide an approximate timeline.

PARKS AND RECREATION

ABCWUA

PLANNING DEPARTMENT

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

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

Current DRC		_				
Project Number	Ω	D		IA	Λ	I
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FIGURE 12

Date Submitted:_	9.	<u>-/:</u>	3-	06
Date Site Plan Approved:		1.	1	
Date Preliminary Plat Approved:	9	13	90	
Date Preliminary Plat Expires:	9	[13]	07	

DRB Project No.: 1003991

DRB Application No.: 00008 -01206

INFRASTRUCTURE LIST
(Rev #-20-05)

EXHIBIT "A"

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

 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 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

nancially	Constructed	Size	Type of Improvement	Location	From	— _			tification
Jaranteed DRC #	Under DRC #				PTOM	To	Priva	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	Sage Ranch Court	Snow Vista Blvd	End of Cul-de-Sac		/	
		8"	4' Sidewalk * Gravity SAS	Sage Ranch Court	Snow Vista Blvd	Existing SAS MH at East Property Line			
		8"	Water PVC Line	Sage Ranch Count Acad	Snow Vista Blvd	IMONA PARCEL A-1-73			
		6"	Water PVC Line	Sage Ranch Court	Tract A	End of Cul-de-Sac			
			Drop Inlet Modification	Snow Vista Blvd	Sage Road	Benavides Road	/	/	
			Street Lights and Signs per DPM	Sage Ranch Court	Snow Vista Blvd	End of Cul-de-Sac	/		
		13'	Concrete Rundown	Sage Hambreaut- Tract B	End of Cul-de-Sac	Existing 15' Concrete Rundown			
			Water Infrastructute to include Valves,		rants as required.				_

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Street lights per City requirements. 2		If the site i	s located in a floodplain, then the finan	icial guarantee will not be re	leased until the LOMR is a	pproved by FEMA.		
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SIGNATURE - date Bradley L. Brighen 9/13/06 CITY ENGINEER - date DESIGN REVIEW COMMITTEE REVISIONS REVISION DATE DRC CHAIR UTILITY DEVELOPMENT - date - date - date	Popular English NAME (print) Trevai Westle	41164	DRB CI	100 9 13/ HAIR - date 9-13-	26 Christin PARK	S & RECREATION - d		
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THE DEPLOYMENT	Popular English NAME (print) Treva West West W	7/3/06	TRANSPORTATION UTILITY DEVEL Bradley L. Brad CITY ENG	HAIR - date 9-13- DEVELOPMENT - date 100- 100- 100- 100- 100- 100- 100- 10	Christing PARK	S& RECREATION - d AMAFCA - date - date		
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	NAME (print) Treva West (constant) SIGNATURE - data	14.18/106	TRANSPORTATION UTILITY DEVEL CITY ENG	HAIR - date 9-13- DEXELOPMENT - date 13/06 INEER - date REVIEW COMMITTEE REVIS	Christian PARK SIONS	AMAFCA - date - date	ate	

PAGE <u>3</u> OF <u>3</u>
(rev. 9-20-05)

Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

		Supplementa	al Form (SF)	
SUBD	IVISION	S	Z	ZONING & PLANNING	
	Major subdivision action			Annexation	
	Minor subdivision action				
 	Vacation	V		Zone Map Amendme	ent (Establish or Change
	Variance (Non-Zoning)			Zoning, includes Zon	ing within Sector
				Development Plans)	
SITE	DEVELOPMENT PLAN	P		Adoption of Rank 2 of	
	for Subdivision				Adopted Rank 1, 2 or 3
*****	for Building Permit	•		Plan(s), Zoning Code	e, or Subd. Regulations
	Administrative Amendment/	• • • • • • • • • • • • • • • • • • • •			
	IP Master Development Plan	_		Street Name Change	(Local & Collector)
	Cert. of Appropriateness (LU	JCC)	Λ	APPEAL / PROTEST of	
STOR	M DRAINAGE (Form D)	I	~		DC LUCC Diamina
	Storm Drainage Cost Allocat	ion Dian		Director ZEO ZHE	Board of Appeals, other
PRINT OR TY	PE IN BLACK INK ONLY.	The applicant or a	igent mi	ist submit the completed a	oplication in person to the
Planning Depai	rtment Development Service	es Center, 600 2 nd	Street N	W, Albuquerque, NM 87102	<u> </u>
ees must be r	paid at the time of application	n. Refer to supple	mental f	orms for submittal requirem	ents.
APPLICATION IN	FORMATION:				
APPEICATION IN	FURIVIA I IUIY.				
Professional	//Agent (if any):			PH	ONE:

ADDRESS:	~ ~~~~			FA	X:
CITY:		STATE	7!P	E-MAIL:	
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	1, , , ,				
APPLICANT:	10e/0_2	L C		PHONE:	232-2800
		15			7// // >
ADDRESS:	011		***	FAX:	200-1030
CITY:	4169	STATE ///	1 7IP	8710 E-MAIL: 90	ONA COED CALA
	Autodia				out ou quino.
Proprietary in	terest in site: OWNIN	Lis	t <u>all</u> own	· · · · · · · · · · · · · · · · · · ·	
ESCRIPTION OF	REQUEST:	: alferra	1 0	Muastructure	in Droug must
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	14 4R	247			
la tha applicar	nt popleina incontivos numeros de	Ale e Carrello de la contra de Carrel			
is the applicat	nt seeking incentives pursuant to	the ramily housing be	veiopmen	t Program? Yes No.	
ITE INFORMATIO	ON: ACCURACY OF THE EXIST	TING LEGAL DESCRIP	TION IS	CRUCIAL! ATTACH A SEPARA	TE SHEET IE NECESSARY
	1 1.	•			<u> </u>
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Subdiv/Addn/	TBKA. Suga	Kanch			
	0,4	191601			
Existing Zonin	1g:	Proposed zon	ning:	<u> </u>	RGCD Map No
Zone Atlas pa	$m_{\alpha}(s)$	LIDC Codo			
Zuile Alias pa	ge(s)	UPC Code: _		· ····································	····
ASE HISTORY:					
	nt or prior case number that may	ha ralavant ta vaur ann	diantian (C	ero: Ann DDD AV 7 W	1002991
	in or phorease multiper that may	O a leievant to your app		Proj., App., DRB-, AX_,Z_, V_, S_,	etc.):///
06-DKB	-0153 10-D	KB- +103	/ /	O DRB-70035	10 DRB - 70222
ASE INFORMAT	ION:		 		12 DRB - 70213
Within city limi	its? XYes Withi	in 1000FT of a landfill?	10		12 0213
	•			~~~	・エノルー
No. of existing	g lots: No. c	of proposed lots:		Total site area (acres): 3	. +44Z acres
LOCATION OF	F PROPERTY BY STREETS: Or	n or Near	Sno	w Vista, SW	
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Between:	Sage SW	and		3enavides 511	
A					
Check if project	ct was previously reviewed by: Sk	ketch Plat/Plan □ or Pro	e-applicat	on Review Team(PRT) □. Rev	iew Date:
	Ci Roul				
IGNATURE	CIKOUR			DATE	
/ 	Tordon Roa	I Maria	-1.1	1/1/2/2/11	
(Print Name)_	[Tordon Kou	re monag	LIZ.	UVC/0 LL Applic	ant: Agent:
R OFFICIAL US	SE ONLY				Revised: 4/2012
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, INTERNAL RO	, , , , , , , , , , , , , , , , , , ,	pplication case numb	ers	Action	S.F. Fees \$ 50.00
All checklists a	are complete	20RB - 70	<u> </u>	<u>t51/t</u>	SOOC
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All case #s are				2/1/	\$75.00
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Case history #	s are listed	<u> </u>		*************************************	<u> </u>
Site is within 1	000ft of a landfill			**************************************	
F.H.D.P. dens	ity bonus				Total
F.H.D.P. fee re	- - h - 4 -	(\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	ناھ ، ا	,2012	Total
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15		2-24-12	 -	1 ~ ~ 2 0 0	. 1
		1-04-12	Proj	ect # 10039°	1

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) X 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 X 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 Applicant name (print) ALBUQUERQUE deferral of actions. NEW MEXICO Applicant signature / date Form revised-October 2007 Application case numbers Checklists complete

Planner signature / date

Project #

Fees collected

Case #s assigned

Related #s listed

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

TIME

Signs must be posted from

- 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.

5.	REMO	VAL		•
	A. B.	The sign is not to be removed. The sign should be removed.		•
	to keep	Luce		
lissued_	S.i	gns for this application,	9-24-12 (Date)	(Staff Member)
•			(Date)	

DRB PROJECT NUMBER:

Rev. 1/11/05



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

Albuquerque



Supplemental Form (SF)

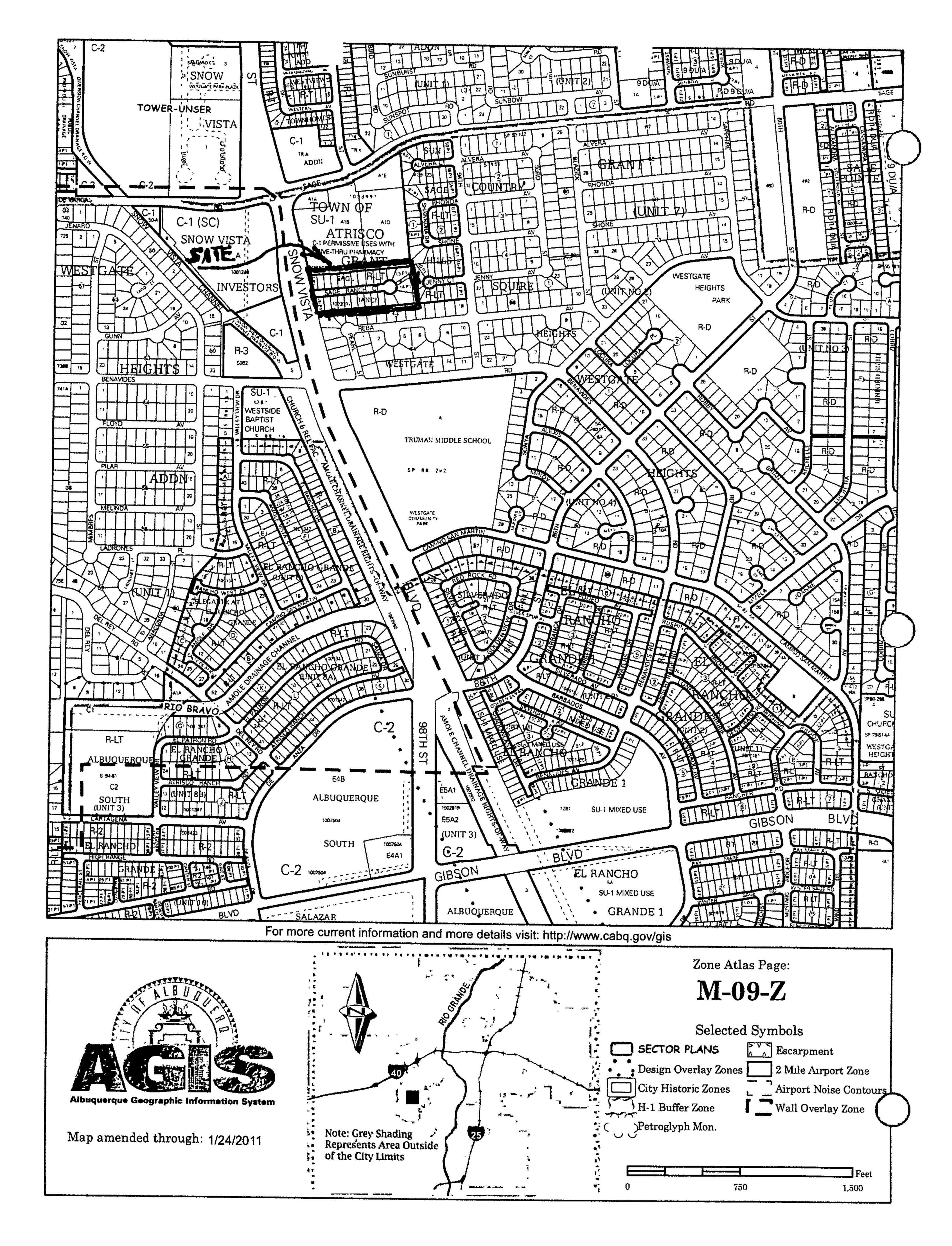
DEVELOPMENT/ PLAN REVIEW APPLICATION

Major subdivision action Minor subdivision action		_	ZONING 8	1
NRHOL SHOUNGIOU ACHOU			An	nexation
Vacation	V		7 0:	 ne Map Amendment (Establish or Change
Vacation Vacation Variance (Non-Zoning)	V			ning, includes Zoning within Sector
	_			velopment Plans)
SITE DEVELOPMENT PLAN	P			option of Rank 2 or 3 Plan or similar
for Subdivision for Building Permit				xt Amendment to Adopted Rank 1, 2 or 3 in(s), Zoning Code, or Subd Regulations
Administrative Amendment/Approval (AA)				
IP Master Development Plan	D		Str	eet Name Change (Local & Collector)
Cert. of Appropriateness (LUCC)	L	Α		PROTEST of
STORM DRAINAGE (Form D) Storm Drainage Cost Allocation Plan				cision by: DRB, EPC, LUCC, Planning ector, ZEO, ZHE, Board of Appeals, other
PRINT OR TYPE IN BLACK INK ONLY. The applicant of	or age	nt mi	ust submit t	he completed application in person to the
Planning Department Development Services Center, 600 2				
Fees must be paid at the time of application. Refer to sup	pleme	ental t	orms for sul	bmittal requirements.
APPLICATION INFORMATION:				
Professional/Agent (if any):				PHONE:
ADDRESS:				FAX:
CITY:STATE		ZIP_		E-MAIL:
APPLICANT: Velo LLC				PHONE: 232-2800
ADDRESS: 1200 Penn NE				FAX: 266-/030
CITY: 4/69 STATE	m	ZIP_	8711	E-MAIL: QVOWE 60FD GUMD. CON
Proprietary interest in site:OWNER_	List a			
DESCRIPTION OF REQUEST: 1000 APPEN	11al	d		structure improvements
2 Un 51A		U		
				<u> </u>
Is the applicant seeking incentives pursuant to the Family Housing	Develo	opmen	t Program? _	!Yes No.
SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESC	CRIPTION	ON IS	CRUCIAL! AT	TTACH A SEPARATE SHEET IF NECESSARY.
Lot or Tract No. / thru 26 and +	vact		2 в	lock: 10/9 Unit: 10/9
Subdiv/Addn/TBKA: Sage Rench	•			
Existing Zoning: RLT Proposed	d zonine	n	RLI	MRGCD Map No
Zone Atlas page(s): M-9 UPC Code	·	9	-,	
				<u> </u>
A LOT LUCTORY				
CASE HISTORY:	annlica	ation (S	Oroi Ann DR	B AX 7 V S atc. 1/0/2 3 99/
List any current or prior case number that may be relevant to your	applica	ation (F	Proj., App., DR	B-, AX_Z_, V_, S_, etc.):/00399/
List any current or prior case number that may be relevant to your $06-DRB-0/53$, $10-DRB-700$	applica	ation (f	Proj., App., DR	13- +0035, 10 URB- +0223
List any current or prior case number that may be relevant to your $06-DRB-0/53$, $10-DRB-700$ CASE INFORMATION:	34	<u>, </u>	O DK	B-, AX_,Z_,V_,S_, etc.): 1003991 B-70035, 10 DRB-70223 12 DRB-70213
List any current or prior case number that may be relevant to your $06-DRB-0/53$, $10-DRB-700$ CASE INFORMATION: Within city limits? Yes Within 1000FT of a land	134/ fill?	, 10	$\frac{O}{-}$	18- 40035, 10 DRB- 40223
List any current or prior case number that may be relevant to your $06-0RB-0153$, $10-0RB-700$ CASE INFORMATION: Within city limits? Yes Within 1000FT of a land No. of existing lots: 27 No. of proposed lots:	34 fill? 27	; / 202	Total site are	B- +0035, 10 DRB - +0223 12 DRB - 70213 a (acres): 3.7442 acres
List any current or prior case number that may be relevant to your $06-DRB-0153$, $10-DRB-700$ CASE INFORMATION: Within city limits? Yes Within 1000FT of a land No. of existing lots: LOCATION OF PROPERTY BY STREETS: On or Near.	34 fill? 27	+ 10 2 510	Total site are	18- +0035, 10 DRB - +0223 12 DRB - 70213 a (acres): 3.7442 acres
List any current or prior case number that may be relevant to your $06-0RB-0/53$, $10-0RB-700$ CASE INFORMATION: Within city limits? Yes Within 1000FT of a land No. of existing lots: No. of existing lots: 27 No. of proposed lots:	34 fill? 27	+ 10 2 510	Total site are	18- +0035, 10 DRB - +0223 12 DRB - 70213 a (acres): 3.7442 acres
List any current or prior case number that may be relevant to your O6-DRB-O153, 10-DRB-700 CASE INFORMATION: Within city limits? Yes Within 1000FT of a land No. of existing lots: 27 No. of proposed lots:	1511?	+ 10 - 10 - 10	Total site are	B- +0035, 10 DRB - +0223 12 DRB - 70213 a (acres): 3.7442 acres star, SW
List any current or prior case number that may be relevant to your O6-DRB-O153, 10-DRB-700 CASE INFORMATION: Within city limits? Yes Within 1000FT of a land No. of existing lots: LOCATION OF PROPERTY BY STREETS: On or Near. Between: SGC SW Check if project was previously reviewed by: Sketch Plat/Plan a constant of the constant o	154/ 1511? and or Pre-a	pplicate	Total site are	B- +0035, 10 DRB - +0223 12 DRB - 70213 a (acres): 3.7442 acres star, SW
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List any current or prior case number that may be relevant to your O6-DRB-O153, 10-DRB-700 CASE INFORMATION: Within city limits? Yes Within 1000FT of a land No. of existing lots: LOCATION OF PROPERTY BY STREETS: On or Near. Between: Sage Sw Check if project was previously reviewed by: Sketch Plat/Plan of SIGNATURE (Print Name) Torden Rowe Man	154 Ifill?		Total site are	B - +0035
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List any current or prior case number that may be relevant to your \[\begin{align*} \textit{O6-\inftyRB-\textit{O153}} & \textit{O-\inftyRB-\textit{700}} \\ \text{CASE INFORMATION:} \\ \text{Within city limits?} \text{Yes} \text{Within 1000FT of a land No. of existing lots:} \\ \text{No. of proposed lots:} \\ \text{LOCATION OF PROPERTY BY STREETS: On or Near.} \\ \text{Between:} \text{SW} \\ \text{Check if project was previously reviewed by: Sketch Plat/Plan \(\text{O} \) \\ \text{CINTENAL ROUTING} \\ \text{Print Name} \text{NOME} \\ \text{MOME NOME \(\text{NOME} \) \\ \text{INTERNAL ROUTING} \\ \text{All checklists are complete} \\ \text{All case #s are assigned} \\ \text{All case #s are assigned} \\ \text{AGIS copy has been sent} \\ \text{Case history #s are listed} \\ \text{Case history #s are listed} \end{array}	ifill?andind	pplicate	Total site are 300000000000000000000000000000000000	B - +0035 10 DRB - +0223 12 DRB - 70213 12 DRB - 70213 12 DRB - 70213 13 DRB - 70213 14 DRB - 70213 15 DRB -
List any current or prior case number that may be relevant to your O6-DRB-O/53, /O-DRB-700 CASE INFORMATION: Within city limits? Yes Within 1000FT of a land No. of existing lots: 27 No. of proposed lots: LOCATION OF PROPERTY BY STREETS: On or Near. Between: 598 SW Check if project was previously reviewed by: Sketch Plat/Plan of the complete of t	ifill?andind	pplicate	Total site are 300000000000000000000000000000000000	B - +0035 10 DRB - +0223 12 DRB - 70213 12 DRB - 70213 12 DRB - 70213 13 DRB - 70213 14 DRB - 70213 15 DRB -
List any current or prior case number that may be relevant to your O6—DRB—O153, 10—DRB—700 CASE INFORMATION: Within city limits? Yes Within 1000FT of a land No. of existing lots: 27 No. of proposed lots: LOCATION OF PROPERTY BY STREETS: On or Near. Between: 546 SW Check if project was previously reviewed by: Sketch Plat/Plan of SIGNATURE 1000 CP NOW 1000 POOL 10	ifill?andind	pplicate	Total site are 300000000000000000000000000000000000	B - +0035 10 DRB - +0223 12 DRB - 70213 12 DRB -

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

Related #s listed

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 ah 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 X 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 Applicant name (print) with this application will likely result in ALBUQUERQ managen deferral of actions. Applicant signature / date Form revised October 2007 Application case numbers Checklists complete Fees collected Planner signature / date Case #s assigned Project #



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 Albuqueque, NM 87103

PROJECT: SAGE RANCH PROJECTNO: 769782

Dear Board Members:

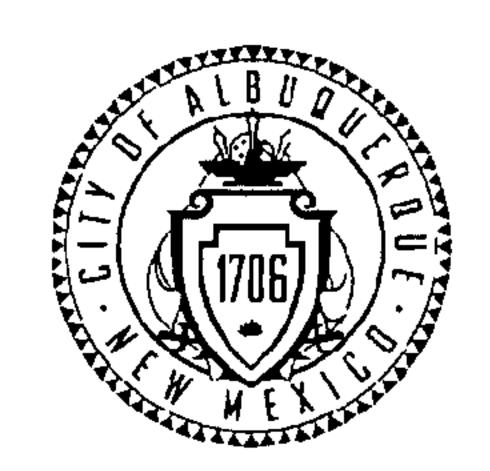
On behalf of Vuelo LLC, the developer in the above mentioned subdivision, please consider this our formal request for a two year extension to the previous extension agreement dated October 25, 2010. The previous extension agreement was in the recorded document #2010110480 and extended the time for the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

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.

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@caba.gov or by fax at (505) 924-3913.

Sincerely,

Stephaní Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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 <u>each</u> application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

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

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

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov. Thank you for your cooperation on this matter.

(below this line for ONC use only)

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

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

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

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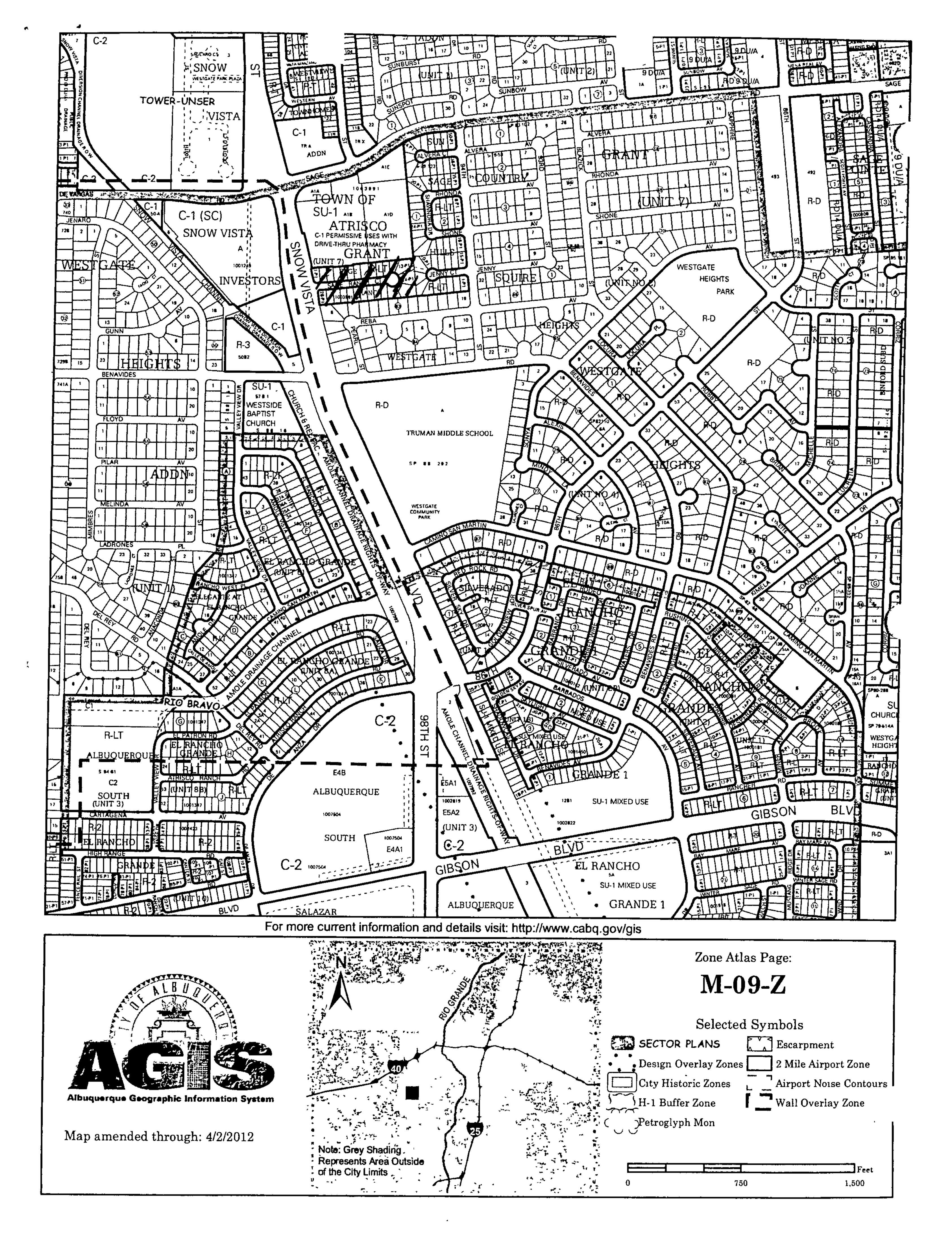
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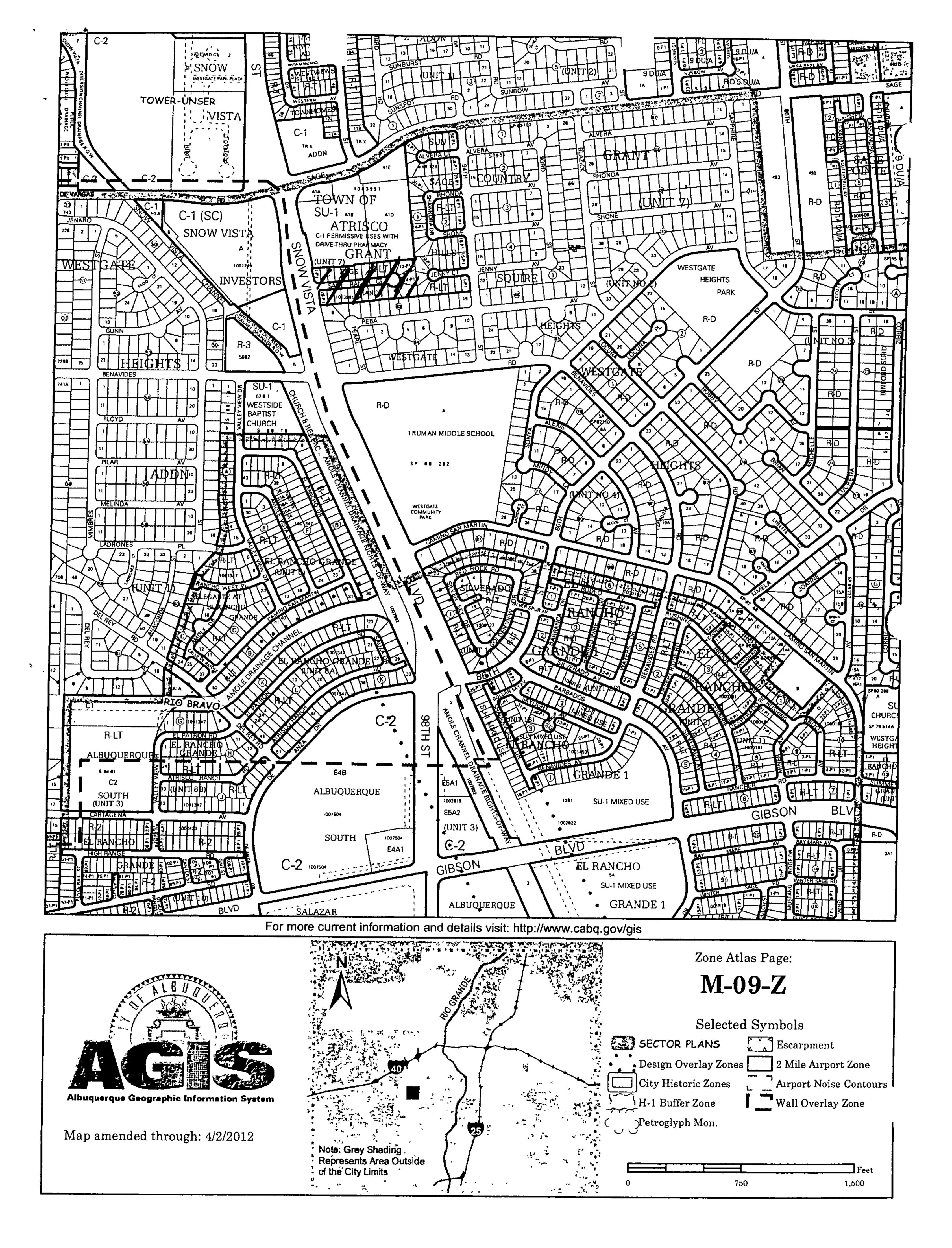
Very truly yours,

Gordon H. Rowe III

Manager

Enclosure

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



Domestic Mail Only; No Insurance Coverage Provided) 0114 \$0.45 Postage ALAMA Postmark Certified Fee \$2.95 Here Return Receipt Fee (Endorsement Required) \$2.35 Restricted Delivery Fee (Endorsement Required) \$0.00 근무무미 09/13/2014/8711 \$5.75 Total Postage & Fees Sent To Street, Apt. No.; or PO Box No. City, State, ZIP+4 See Reverse for Instructions PS Form 3800, August 2006

979	Comestic Mail C	O MAILTIN RECEIPT Only; No Insurance Coverage Provided) ation visit our website at www.usps.com one of the control of the c
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	Postage	\$ \$0.45 ALAMA
m	Certified Fee	\$2.95
] [] []	Return Receipt Fee (Endorsement Required)	\$2.35 Postmark Here
	Restricted Delivery Fee (Endorsement Required)	\$0.00
근도곱	Total Postage & Fees	\$ \$5.75 09/13/2012-1-4
07	Sent To	REDRICKON
70	Street, Apt. No.; or PO Box No.	508 Mesa Real Sw
	City, State, ZIP+4	54M B7121
	PS Form 3800 August 20	06 See Reverse for Instructions

K-Y

Dock 2010110480

10/29/2010 09:57 AM Page: 01:0er, Bernalillo County
AGRE R:517.00 M. Toulouse 01:0er, Bernalillo County
FIGURE 18

EXTENSION AGREEMENT Procedure "B"

PROJECT NO. 769782-

r i	KONDO F YOUR THREE	·	- the City
	nett a Datal	20 <u>10</u> , by and bety	ween me way
This Agreement made this of Albuquerque, New Mexico, as	a day of Uthouse	name of develope	r/subdivider.)
Ims Agreement New Mexico, at	municipal corporation (City	Subdivider"). Whose	address is
A A Duquei que, La		87/10	······································
TONO Penn	505. 272.2800	Ande in Albuqueroue.	New Mexico
	505. 232-400	SAINMINE INT A PROPERTY OF	
and whose telephone number is and is entered into as of the date	of final execution of this A	Electiforr.	
SILICI IS CITECION IN-	d the Subdivider entered into	on Agreement on the	day of
WHEREAS, the City an	d the Subdivider entered Hiv	and Agreemalillo Count	v. New Mexico
WHEREAS, the City and 2006, which was re	corded in the office of the	C/1/ through	("Earlier
On (21.16, 2006, at Book on (21.16, 2006)	k Misc. <u>#125</u> , pages	- a construction of certain	n infrastructure
on (kt.//e, Zoob, at Book Agreement"), by which the Sub	divider agreed to complete u	16 COllect Action or correct	
improvements on or before the	uay or congress		
WHEREAS, the Earli Agreement dated Avg. 3		ad by a	Extension
WHEREAS, the Earli	er Agreement was amend	6. 722 in Book	Misc. 2007/125/49
Agreement dated Avg.	records of Bernalillo	County New Mexico.	extending the
pages / through			
construction deadline to Aug	· · · · · · · · · · · · · · · · · · ·	meein marke	• • • • • • • • • • • • • • • • • • •
## ## ################################	A means and woo amended 1	TO SEE ALL CAN	Extension
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construction deadline to Aug. WHEREAS, the Earlie Agreement dated Acc. 25 pages through	1gh records of Ber	nalillo County. New Me	exico.
extending the construction dea			
extelland me consument dec			
WHEREAS the Earlie	er Agreement was amended	by a Second	Extension
· · · · · · · · · · · · · · · · · · ·	2008 recorded Oct		Misc. 2008///404
		nalillo County, New M	
extending the construction dea	· · · · · · · · · · · · · · · · · · ·	2009 : and	OVIOO ⁵
WHEREAS, the Earlie	r Agreement was amended	by a Third	Extension
Agreement dated Qua 10		13. 2019 in Book	Misc. 2009092/C
pagesthrou	19h records of Ret	nalillo County. New M.	exico. April 1 m 1 m 1 m 1 m 1 m 1 m 1 m 1 m 1 m 1
extending the construction des	idline to ava 6. 26	10 : 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:

4	The required completion date for construction of the improvements, as set forth in the
J. ottoched Exhib	vit A is extended (Complete eitner A or D.)
Minchien Frank	A. For all improvements, the $\frac{6^{12}}{6}$ day of $\frac{109057}{109057}$, $\frac{2012}{12}$.
	B. On portions of the improvements as follows:
IMPROVEME Zarve	ENTS 25 VUCTURE COMPLETION DATE Quart 6, 20/2
Amount: \$	icial Guaranty: Municipal Lieu 293, 500 02
Name of Fina	ncial Institution or Surety providing Guaranty:
Date City first	t able to call Guaranty (Construction Completion Deadline):
	ther than a Bond, last day City able to call Guaranty s:
Additional inf	formation: Recorded Municipal Lien is 11an topm
	FINGRCIA (tropanty)
3. with this External executing this deadline estable	The parties agree that all terms and conditions of the Earlier Agreement not in conflict ension Agreement shall remain valid, in force, and binding upon the parties. By Agreement, the parties only intention is to extend the construction completion lished in the Earlier Agreement and establish a revised for

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

deadline established in the Earlier Agreement and establish a revised financial guaranty for the

SUBDIVIDER: DUCIO, LLC

CITY OF ALBUQUERQUE:

By [signature]: Name [print]: Lionellon

Title: Dated:

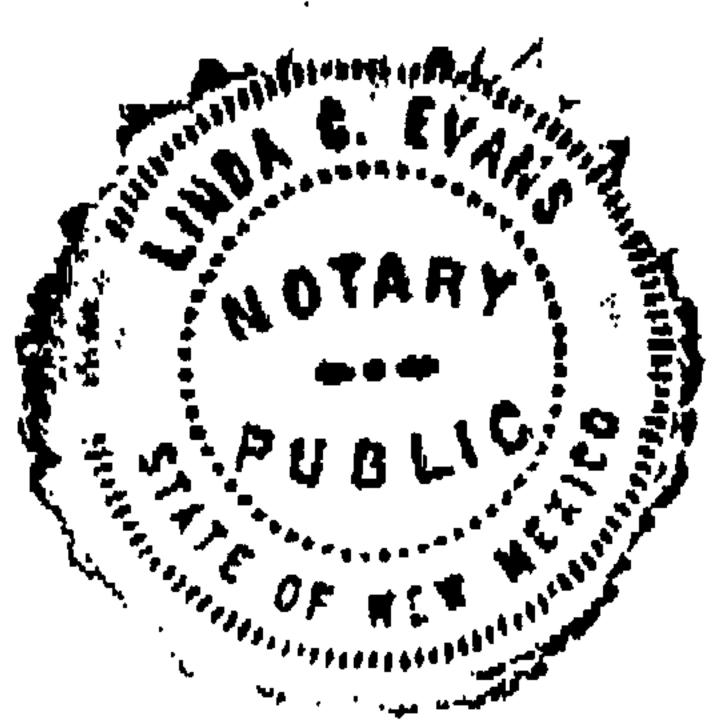
Manague 8/23/10 Richard Dourte, City Engineer

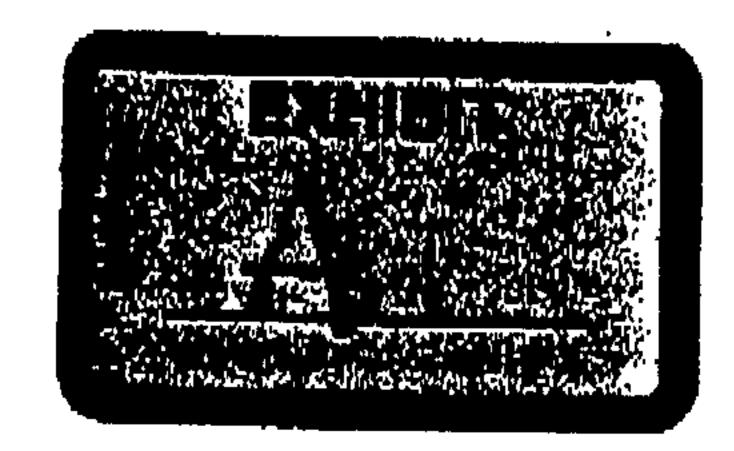
Dated: 10-2-5-10

10-8-60

SUBDIVIDER'S NOTARY

STATE OF
COUNTY OF Buen.
This instrument was acknowledged before me on this 23 day of
of [Subdivider:] /VC/o . LLC
My Commission Expires: My Commission Expires: Notary Public Notary Public
<u>CITY'S NOTARY</u>
STATE OF NEW MEXICO)
OUNTY OF BERNALILLO)
This instrument was acknowledged before me on this <u>25th</u> day of <u>Cofobel</u> , 20 <u>10</u> by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, or behalf of said corporation.
My Commission Expires: Notary Public 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, AJCP, DRB Chair

Cc: Rick Beltramo

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

Marilyn Maldonado

file

's _a*'

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:		Birth G	- bdivision	·
SUBDIVIDER:		10 11		
CITY PROJECT NO.:	769;	73-2	<u> Phi-ppropagate transmitter, m</u>	·*
2004 4				
This Amended Claim a deadline for the Claim and Nor	ind Notice of Lien is	filed to extend	the construction	
~~ ~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~	416.6.613 # [[2]] # # 17]//	ien") dated (3		-ombielióll
of owner and/or subdivider) as	OWNER filed of record	1111	County New Ma	(name
The City continues to claim a C	as Document N	0. 20//) /20/	CR-Z	kico on
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with the development of (name	,			n connection
	DANCE GARAGE	Sobak	16101	
said Improvements being more Agreement ("Agreement") bety	Damichlarly decombe	٠٠		
Agreement ("Agreement") between Clerk of Bernalillo County No.	veen the City and (na	me of owner an	iq/ve oripagnigaer) Paroartision illi	rovements
		and	tecorded in the control of an interest	7.000
A MALLIE COURTY AND A STATE OF THE PARTY OF	w Mexico in Book	A-125		
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	ie Improvements by	the construction	manice tol lue sal	Isfactory
required by the Agreement.			romination deso	uine as
OWNER:	20 20		•	. •
			· · · · · · · · · · · · · · · · · · ·	
ADDRESS OF OWNER:	1200 10	11)		
	alane	MM	57711	
ECLAR BEAGAMANA - //				
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ECORDING INFORMATIO lew Mexico in Book	N: Recorded in the (Office of the Cle	rk of Bernalilla	County. 2006/66324
lew Mexico in Book S Document No.	at page	. on	we or penistillio (TOMITY, TOWNS THE
		_		_, 20
ODSAUD TOOLS				
ORIVIER LEGAL DESCRIPT	ION: Home/ A-1-	6, Town of 1	Heices (rome +1)	4522.11
ORMER LEGAL DESCRIPT L Office of the Chake of Experimental Service ECORDING INFORMATION EW Mexico in Book	Web Quetu IIn	MOSIN Plane	DMET AS ALL	THE KITOMER
EVVRUING INFORMATION	V: Recorded in the C	ffice of the Clas	k of Romalities	154,00 10/24/05
ew Mexico in Book	, at r	age	uu ~ ~ remamid (ounty,
as Document No.		·		
	#1 *** · · · · · · · · · · · · · · · · ·			

AMOUNT: \$ 293,590.62 plus any costs incurred for a title search and update, which amount shall bear interest at the rate of two by a second (1004).
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 Qua 6, 2012 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 Fire 1.
the City determines that any alternative Financial Guaranty does not provide adequate assurance that construction of the Improvements will occur.
WITNESS my hand and seal this and day of October . 2010).
Cuip Brile.
Amy B. Bailey, City Clerk City of Albuquerque
Bernalillo County, New Mexico
APPROVED:
Richard Dourte, City Engineer
Date: 10-25.60
STATE OF NEW MEXICO
COUNTY OF BERNALILLO)ss
On this the <u>Steth</u> day of <u>Choker</u> 20 10, 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 and and in the life of the City 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.
(SEAL)
OFFICIAL SEAL COMPINER PROPERTY OF COMPINER OF THE PROPERTY OF

X:\RELU\SHARE\AGREKJC\claim notice of lien figure 30.doc

ZOLVBA RUBFIC

My Commission Expires:

Revised 6/3/2010

Notary Public